



**141 MILL ROCK ROAD, EAST, OLD SAYBROOK, CT \$7.75/SF NNN**

**UP TO 23,302 SF OF FLEX SPACE IN THE OLD SAYBROOK BUSINESS PARK**

**FOR LEASE:** Up to 23,302 SF of versatile space in a large, energy-efficient, multi-tenanted building. Currently fit up for office and warehouse/distribution with three private offices, large open workstation areas, kitchenette as well as warehouse with docks & overhead doors. Space may be subdivided to approximately 11,000 SF. Landlord will fit up to suit tenant's needs. Could be all offices or a mix of uses. Close proximity to I-95 and CT-9. Located in a well-maintained campus-like setting which features a daycare facility and a fitness center as well as a full-time property manager on site.

**Present Use:** Vacant – Formerly warehouse, assembly & office

**Potential Use:** Flex, Office, Call Center, Distribution, Lt. Assembly

**Directions:** I-95N, Exit 67. RIGHT off exit. Turn RIGHT at the 1<sup>st</sup> traffic light. Continue .5 miles. Property is on the LEFT. I-95S, Exit 68 to US-1S. Continue .5 miles to 1<sup>st</sup> traffic light. Continue straight, then as above.

<b>AVAILABILITY</b>	SF Available:	23,302	Ceiling Height:	15'8"	Overhead Doors:	3	Minimum	11,000 SF +/-
	SF Available Office:	20,600	Ceiling Height:	15'8"	Truck Docks:	3	Subdivide:	
<b>BUILDING INFORMATION</b>	Stories:	1			Overhead Doors:	3	Size:	UPS, 8'
	First Floor Area:	110,455 SF	Ceiling Height:	15'8"	Truck Dock(s):	6	Size:	8'
	Second Floor Area:		Ceiling Height:		Year Built:	1971 (Renovated in 1999)		
	Third Floor Area:		Ceiling Height:		Condition:	Very Good		
	Other Floor Areas:		Ceiling Height:		Construction Type:	Masonry/Steel		
	Office Area:	4,200 SF			Roof:	Flat/Rubber Membrane – Like New		
	Total Floor Area:	110,455 SF			Lin. Ft. Clear Span:	40' x 30'		
<b>LAND</b>	Lot(s):	1			Frontage:	165'		
	Area SF:				Depth:	Varies		
	Acres:	11			% Land Coverage:	24%		
	Parking:	345			% Building Coverage Permitted:	30%		
	Zoning:	I-2			Condition of site:	Level/Dry		
Restrictions/Easements: Subject to other tenants' rights.								

<b>Utilities</b>		<b>Mechanical Equipment</b>		<b>Assessment</b>		<b>Transportation</b>	
Water:	City	Elevator Size:	N/A	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas/Hot Air	Building:		Distance:	At Door
Volts:	110/220'440	Air Conditioning:	Fully	Total:	\$5,416,100.00	Turnpike:	I-95
Amps:	3000	Sprinkler:	Fully	Mills:	\$19.26	Exit:	67, 68
Phase:	III	Other Equipment:	High capacity septic	Taxes:	\$.92/SF		
Sewer:	Septic – On Site	Energy efficient HVAC & lighting		A/S:	70%		

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Information contained herein is subject to errors and omissions believed to be accurate but is not warranted.

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