



20 RESEARCH PARKWAY

OLD SAYBROOK

2,550 SF IN THE OLD SAYBROOK BUSINESS PARK

\$8.00/SF/YR
NNN

FOR LEASE

2,550 SF - 2 room SF of office (500 SF total), 2,050 SF of warehouse or storage space with a large drive-in overhead door. Good electric service, fully air-conditioned, 15' ceiling. Part of a multi-tenanted building.

Nets - \$3.05/SF m/l. Taxes = \$0.94/SF.

Space will be available for occupancy on September 1, 2023

Present Use: Property Manager's office & warehouse.
Potential Use: Flex space, contractor office, warehouse, distribution

AVAILABILITY

SF Available:	2,550	Ceiling Height:	15'	OH Doors:	1
SF Available Office:	500	Ceiling Height:		Truck Docks:	0
Minimum Subdivide:	SF				

BUILDING INFORMATION

Stories:	1		
First Floor Area:	20,138SF	Ceiling Height:	15'
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	5,000SF		
Total Floor Area:	20,138SF		
Overhead Doors:	1	Size:	12' x 12'
Truck Dock(s):	0	Size:	
Year Built:	2007		
Condition:	Like New		
Construction Type:	Masonry & Steel		
Roof:	Flat - IPOM Rubber		
Lin. Ft. Clear Span:	Mostly		

LAND

Lot(s):	1	Frontage:	200'
Area SF:	174,240	Depth:	Varies
Acres:	4	% Land Coverage:	Built Out
Parking:	Ample	% Building Coverage Permitted:	30
Zoning:	I-2	Condition of site:	Level/Dry

ASSESSMENT

Land:	
Building:	
Total:	
Mills:	20.46
Taxes:	.94/SF

TRANSPORTATION

Bus Service:	Yes - 9-Town
Distance:	Door
Turnpike:	I-95
Exit:	67
Distance:	4 Blocks

UTILITIES

Water: Municipal
Sewer: Septic
Gas: Yes

POWER

Volts: 220
Amps: 200
Phase: III

MECHANICAL EQUIPMENT

Elevator Size: NA
Heating: Gas Hot Air
Air Conditioning: Fully
Sprinkler: Yes
Other Equipment:



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