

FOR SALE/LEASE

**24 Robert Porter Road
Southington, CT**



- **Modern 13,325 S/F Freestanding building on 1.34 acres**
- **Nicely Finished air conditioned office area (1,513 S/F) and showroom (882 S/F)**
- **18' ceilings ideal for warehousing or manufacturing**
- **Great location minutes to I-84 with possible enterprise zone benefits**
- **Existing tenant has 5,000 S/F of fully air conditioned space**

Offered at: \$1,049,000.00

Lease rate: \$7.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		24 Robert Porter Road	
CITY, STATE		Southington, CT 06489	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/- 13,325 S/F	Air Conditioning	Office, shipping area+
Net Rentable S/F	12,650 S/F	Sprinkler / Type	Yes
Avail S/F		Type of Heat	Gas
Will subdivide to	8,300 S/F	OTHER	
Office space	2,600 S/F	Total avail/acres	1.34
Ext. Construction	Masonry - steel	Parking	+/- 33
Total/avail docks	1	State Route / Distance To...	Route 8/ 2.5 miles
Ceiling Height	18'	Zoning	I-1 Industrial
Roof	Metal	TAXES	
Date Built	1989	Assessment	\$399,300.00
UTILITIES		Mill Rate	29.14
Sewer	Yes	Taxes	\$11,635.60
Water	Yes	TERMS	
Gas	Yes	Lease rate	\$7.00 NNN
Electrical	400 Amps	Sale price	\$1,049,000.00
	208v 3 phase		

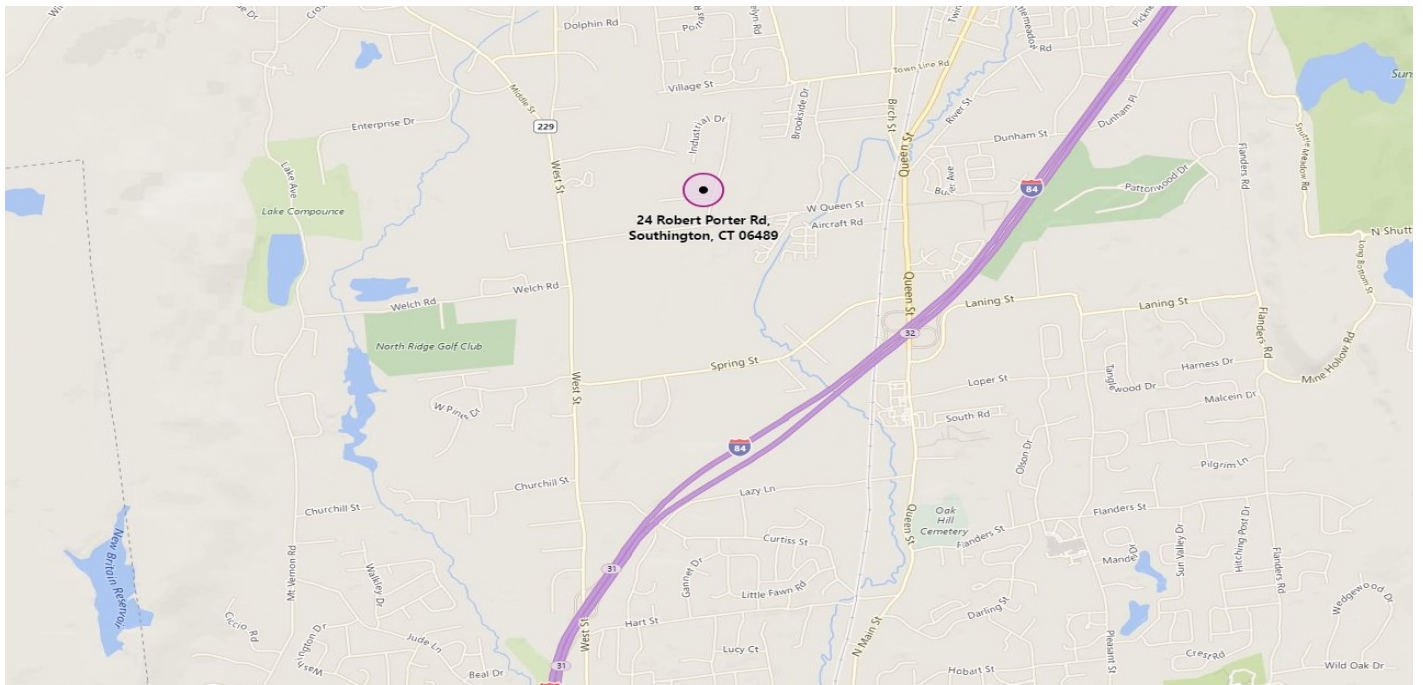
Existing tenant: Silex Medical LLC

Lease expiration date- 1/31/19

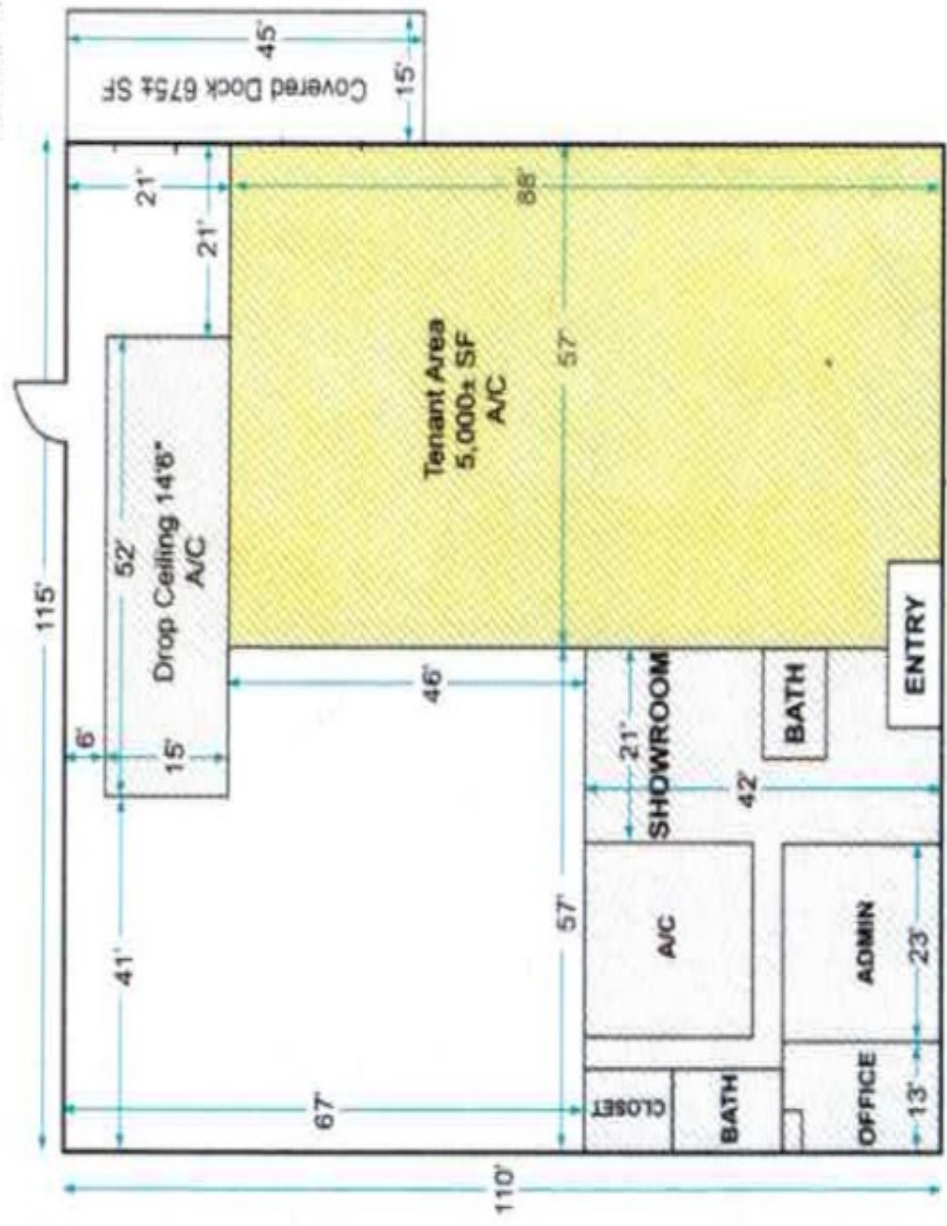
Monthly lease rate- \$3,400.00 + utilities

Yearly - \$40,800.00







Property Overview
Building Layout



NOTE: Plan is approximate and NOT TO SCALE

-  = Area is Air Conditioned
-  = Tenant Area