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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

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PROPERTY DATA FORM

PROPERTY ADDRESS	24 Robert Porter Road	
CITY, STATE	Southington, CT 06489	

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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 Monthly lease rate- \$3,400.00 + utilities Lease expiration date- 1/31/19 Yearly - \$40,800.00







