

# 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

<b>PROPERTY ADDRESS</b>		24 Robert Porter Road	
<b>CITY, STATE</b>		Southington, CT 06489	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
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	<b>TAXES</b>	
Date Built	1989	Assessment	\$399,300.00
<b>UTILITIES</b>		Mill Rate	29.14
Sewer	Yes	Taxes	\$11,635.60
Water	Yes	<b>TERMS</b>	
Gas	Yes	Lease rate	\$7.00 NNN
Electrical	( 2 ) 400 Amp service 208v 3 phase	Sale price	\$1,049,000.00

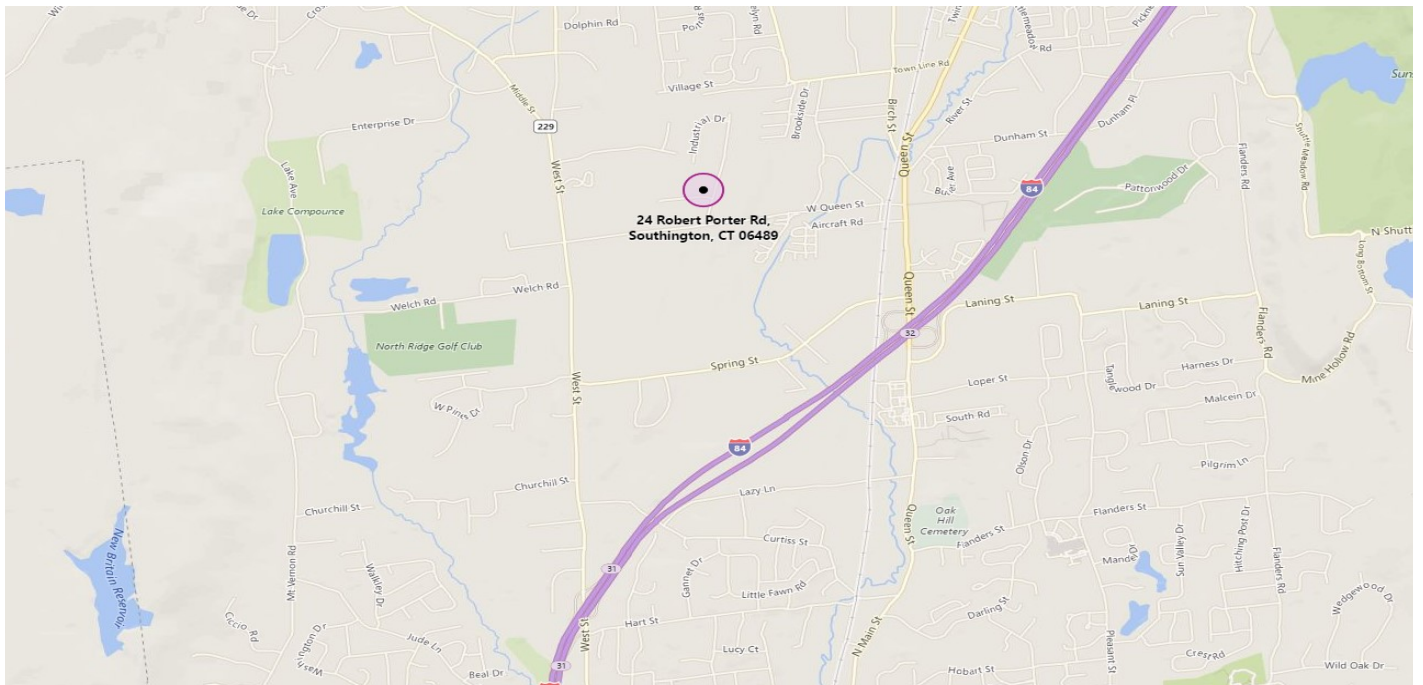
**Existing tenant: Silex Medical LLC**

**Lease expiration date- 1/31/19**

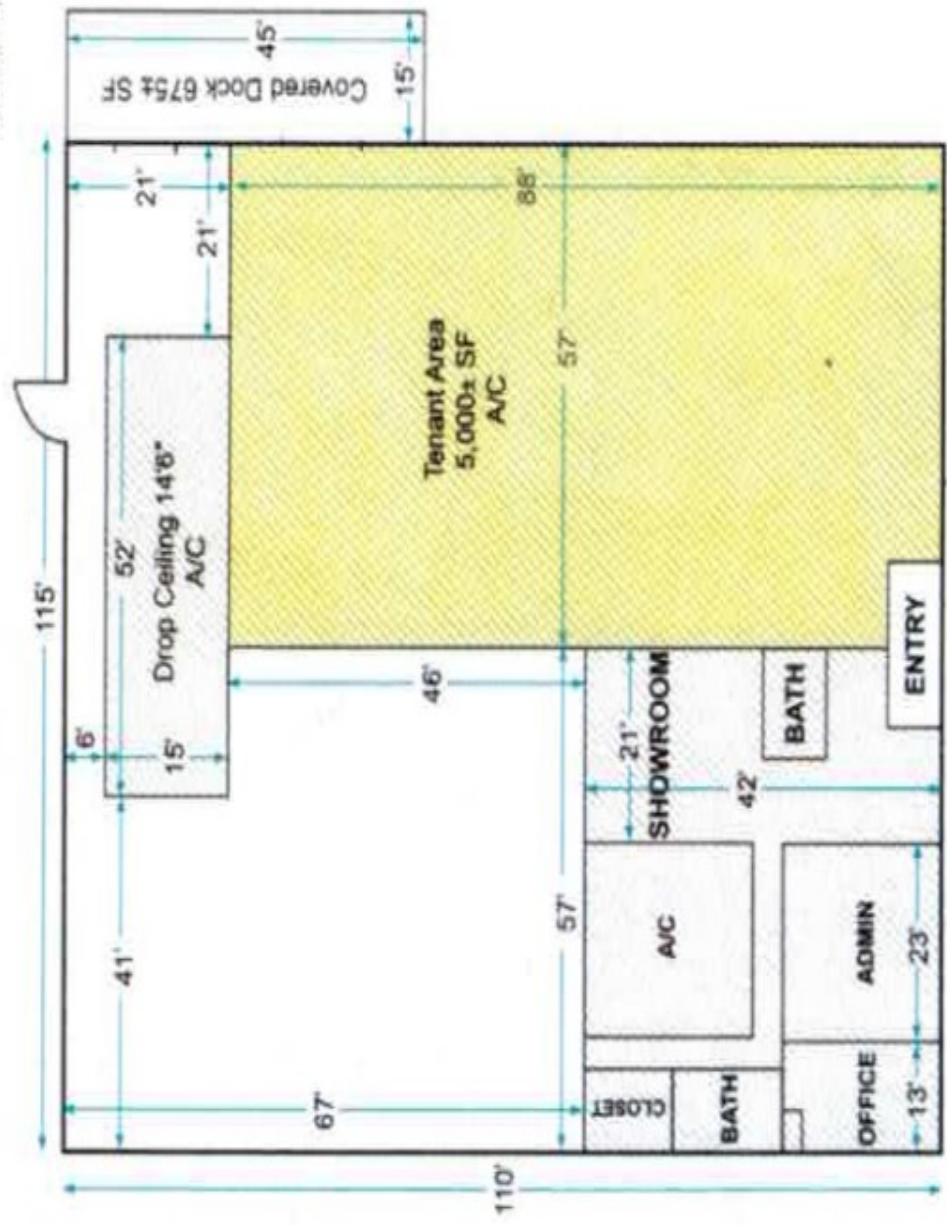
**Monthly lease rate- \$3,400.00 + utilities**

**Yearly - \$40,800.00**







**Property Overview**  
Building Layout



NOTE: Plan is approximate and NOT TO SCALE

-  = Area is Air Conditioned
-  = Tenant Area