

FOR SALE

**CONTACT: Ed Godin, SIOR
or Michael Grieder**
E-mail: Egodinpb@gmail.com
Mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



*135 South Road
Farmington, CT 06032*

**Beautiful 42,000 +/- S/F Office Building on 7.6 Acres
Rare Purchase Opportunity with
Great I-84 Exposure & Access
Modern Facility with Good Parking, Solar Power
& Back-up Generator
Offered at \$6,900,000.00**



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PROPERTY DATA FORM

| | |
|-------------------------|-----------------------------|
| PROPERTY ADDRESS | 135 South Road |
| CITY, STATE | Farmington, CT 06032 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|----------------------|---------------|------------------------------|-------------------------|
| Total S/F | 42,200 +/- | Air Conditioning | Yes |
| Number of floors | 2 | Sprinkler / Type | Yes/ wet |
| Avail S/F | 42,200 +/- | Type of Heat | Boilers & Heating Coils |
| Office Space | 42,200 +/- | OTHER | |
| | | Acres | 7.64 +/- |
| Ceiling Height | 11' | Zoning | PR |
| Ext. Construction | Masonry | Parking | Ample |
| Roof | Rubber | State Route / Distance To... | .5 to I-84 |
| Date Built | 1982 | TAXES | |
| UTILITIES | | Assessment | \$4,212,320.00 |
| Sewer | City | Appraised | \$6,017,600.00 |
| Water | City | Mill Rate | 27.36 |
| Gas | Yes | Taxes | \$115,249.11 |
| Electrical | Amps 600 | TERMS | |
| | Volts 277/480 | Sale | \$6,900,000.00 |
| | Phase 3Phase | | |



Godin Property Brokers LLC

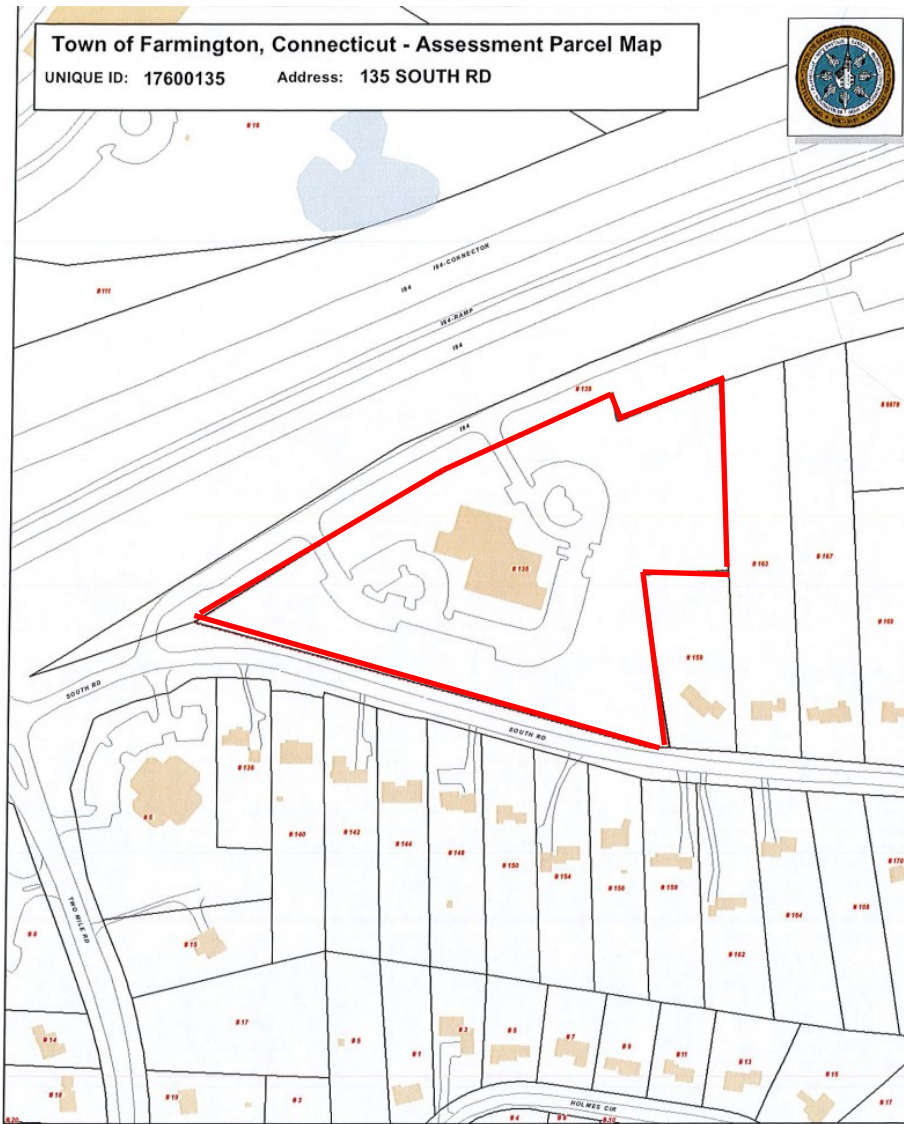
★★★★★ Commercial / Industrial





Town of Farmington, Connecticut - Assessment Parcel Map

UNIQUE ID: 17600135 Address: 135 SOUTH RD



Approximate Scale: 1 inch = 200 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Farmington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced June 2025

