



## 34 Patria Rd

34 Patria Rd, South Windsor, CT 06074

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



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## 34 Patria Rd

\$10.00 /SF/YR

Unit #2 Industrial / Commercial Space for Lease  
Excellent opportunity to lease a large open industrial commercial space at 34 Patria Rd, South Windsor, CT (also known as 259 Sullivan Ave). Currently occupied by AMK Welding, a Meyer Tool Company, this well-maintained facility is designed to accommodate a wide range of industrial, manufacturing, warehouse, or contractor uses.

The space features 20+ foot ceilings, four 12-foot roll-up doors for efficient loading and workflow, and a wide-open layout ideal for flexible operations. Location to accommodate up to 20 vehicles. Additional amenities include a dedicated office, bathroom, gas heat, and air conditioning, providing both functionality and comfort for daily operations.

Strategically located just off CT Route 194 and CT Route 5, the property offers excellent access for employees, deliveries, and distribution throughout the region.

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- Heavy road traffic
- Close proximity to CT RT5 and CT RT291 & CT RT91



Rental Rate: \$10.00 /SF/YR

Property Type: Flex

Building Class: C

Rentable Building Area: 18,550 SF

Year Built: 1990

Rental Rate Mo: \$0.83 /SF/MO

## 1st Floor

1

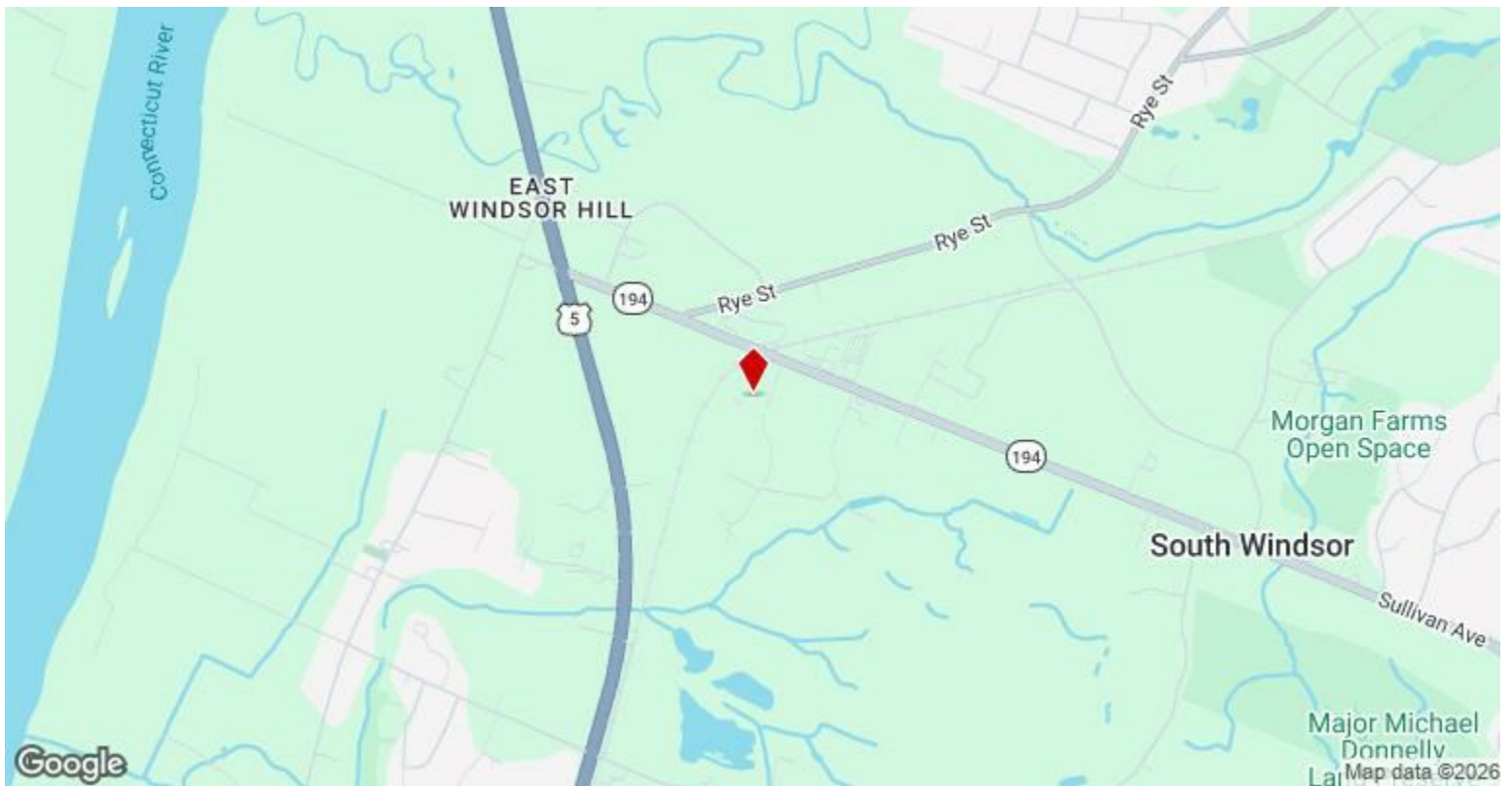
Space Available	10,342 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Dance Progressions LLC	-	
Lightning Fitness LLC	-	
Oulundsen's Tae Kwon DO LLC	-	



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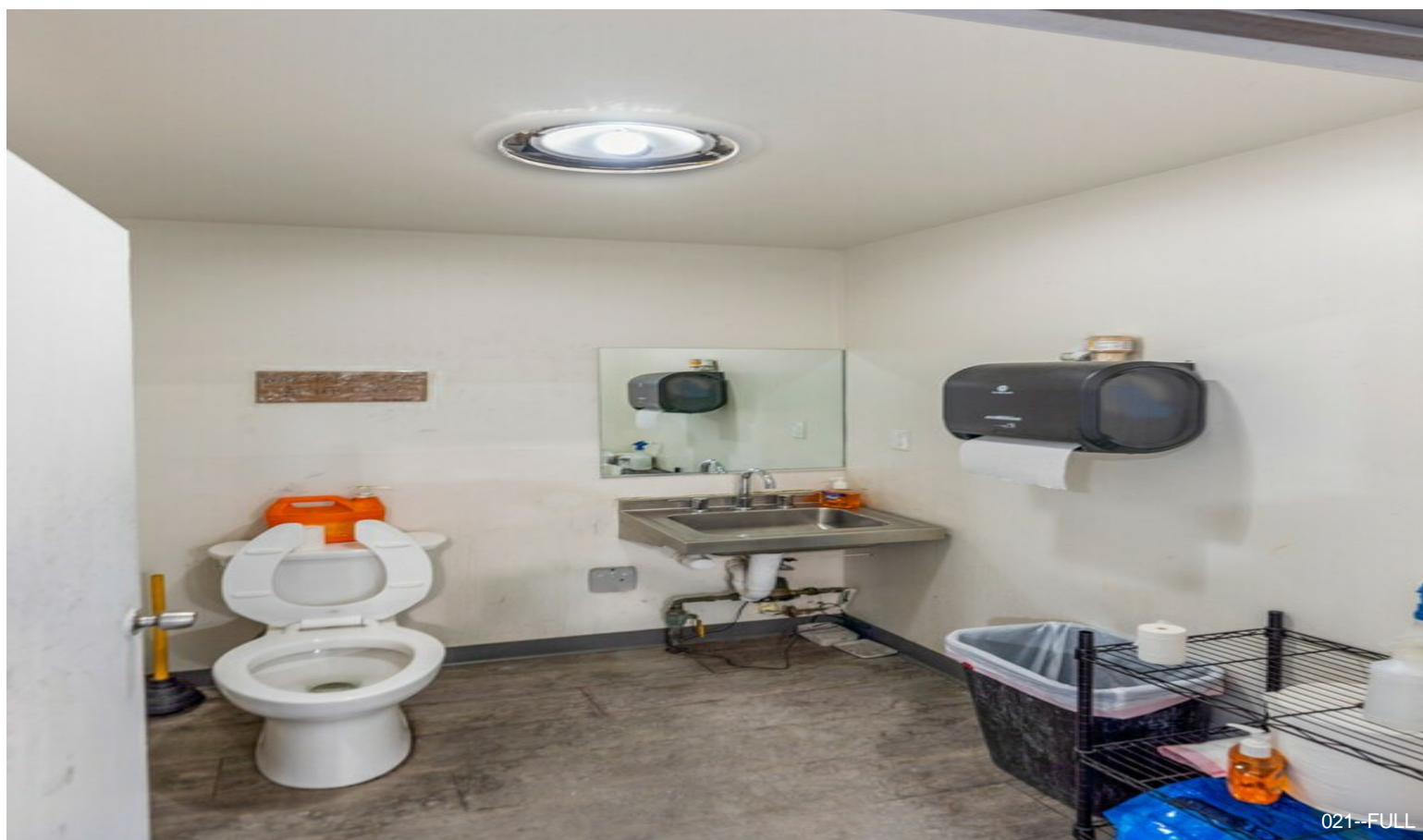
Strategically located just off CT Route 194 and CT Route 5, the property offers excellent access for employees, deliveries, and distribution throughout the region.

A versatile, high-bay industrial space in a convenient South Windsor location—perfect for a multitude of business uses.

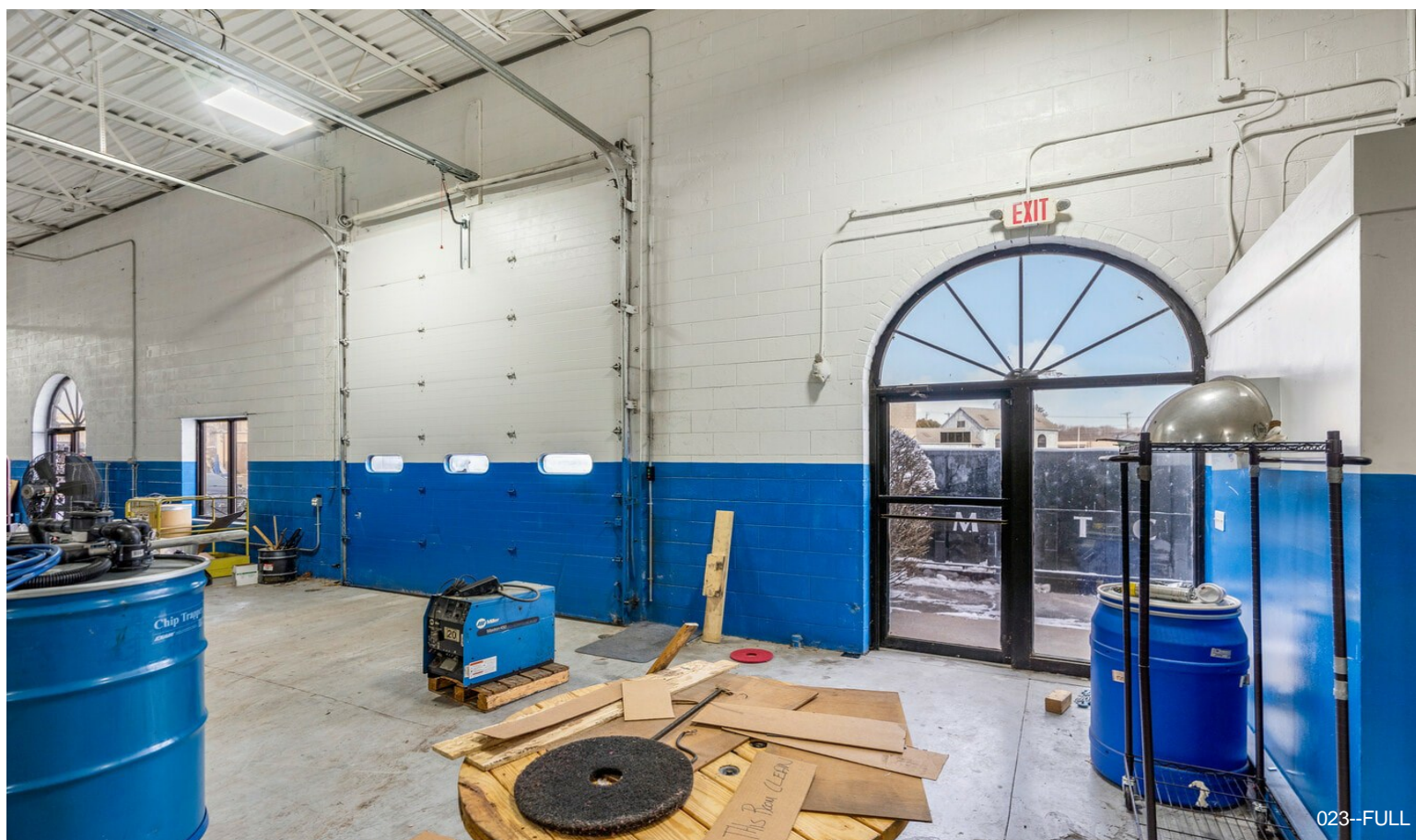
# Property Photos



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# Property Photos



024--FULL



025--FULL

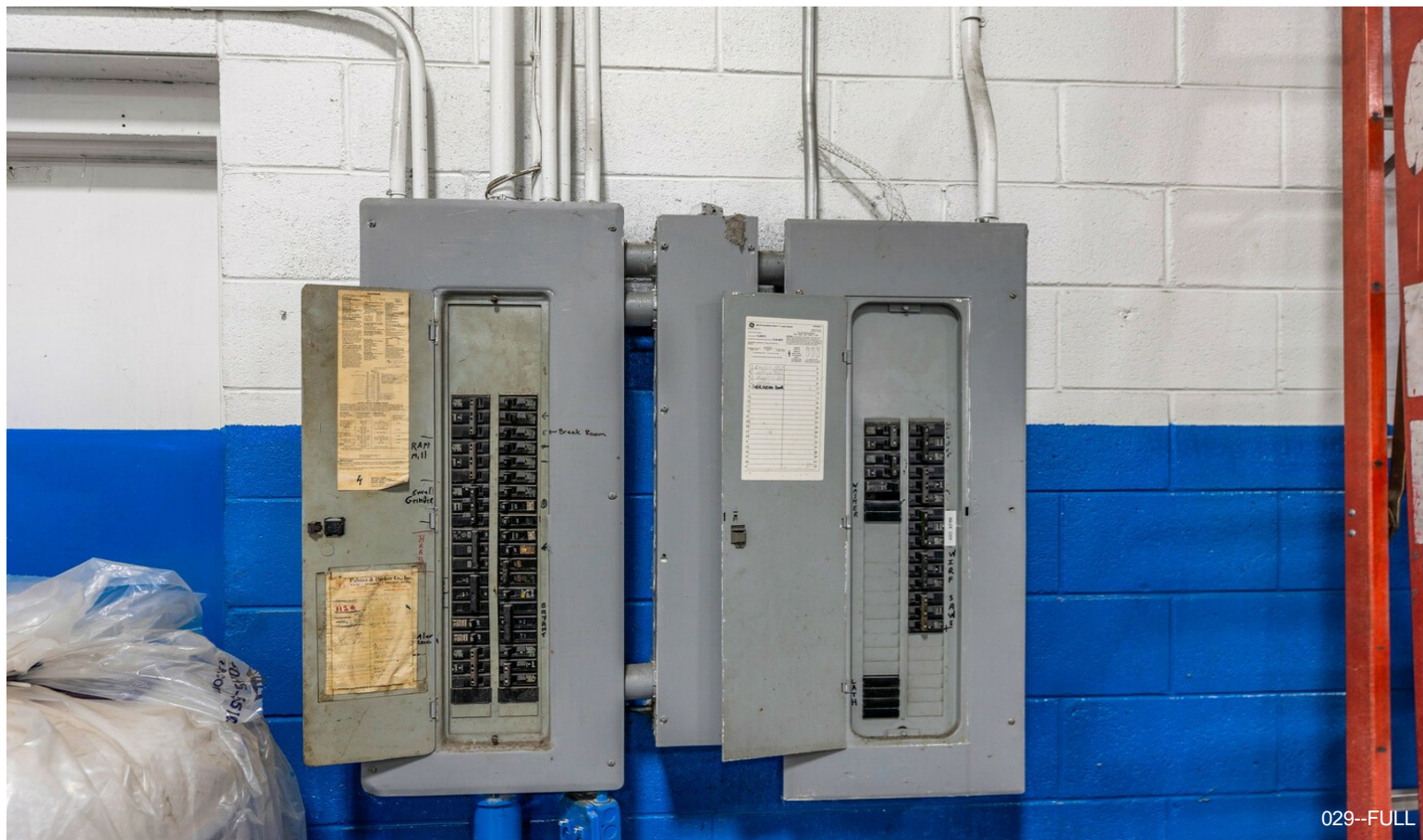
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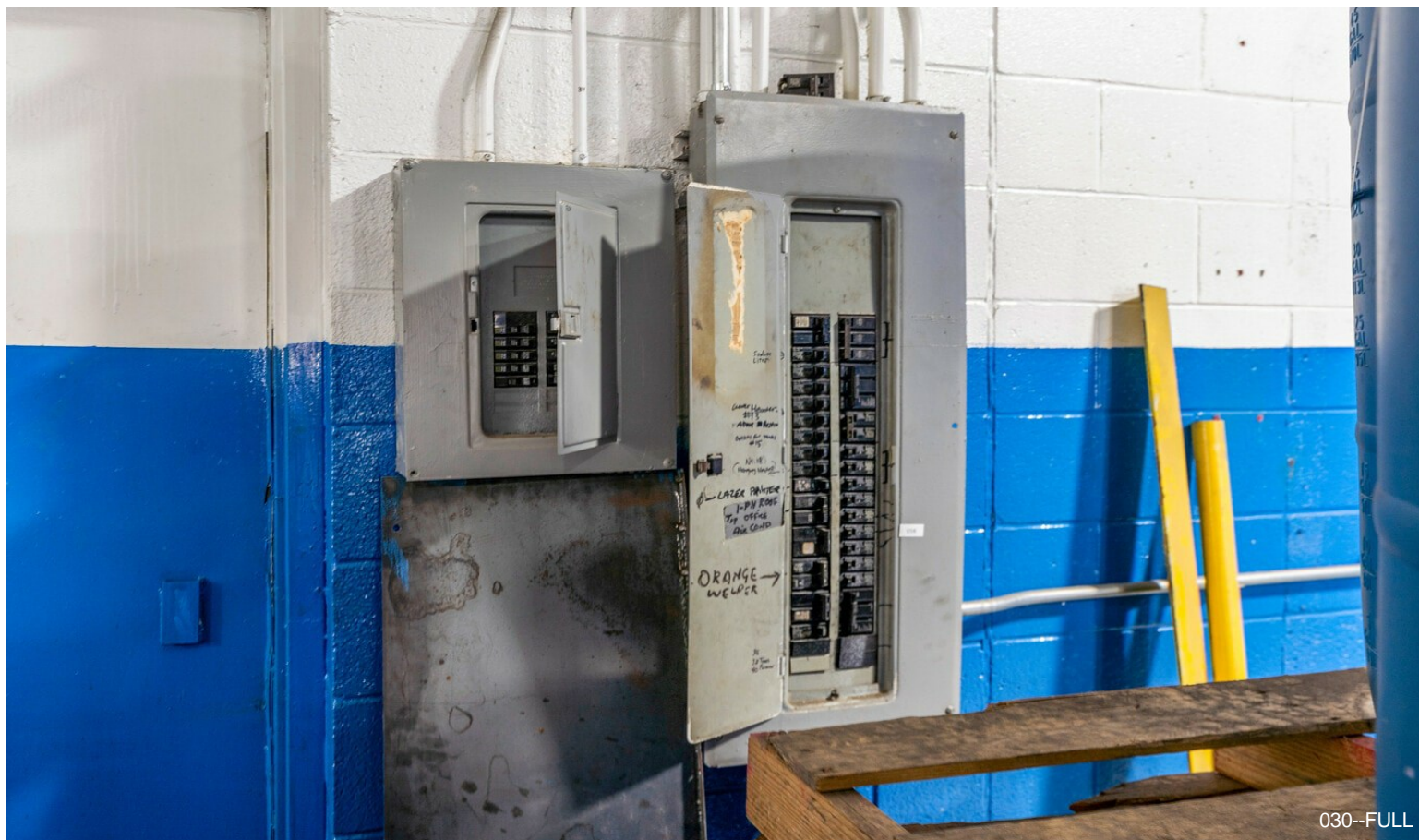


028--FULL



029--FULL

# Property Photos



030--FULL



031--FULL

# Property Photos

