

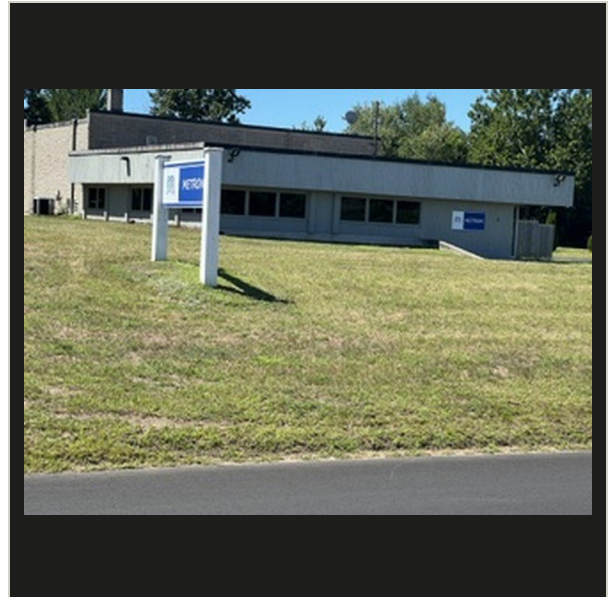
OFFICE + WAREHOUSE · MOVE-IN READY

3,334 SF FLEX SPACE FOR LEASE

5 private offices + open warehouse — off I-91, East
Granby / Simsbury, CT

\$3,300_{/mo}

\$11.88 / SF / YR



SIZE	LAYOUT	CLEAR HT.	LOADING	TERM
3,334 SF	5 Off + Wh	28 FT	Dock Door	24–36 mo

01 WHAT'S INCLUDED

OFFICES 5 private, enclosed	WAREHOUSE Open bay, 28' clear
LOADING Dock-high door	PARKING 10–15 on-site
BUILDING 2 restrooms · HVAC · break area	TYPE Flex / light industrial

CONTRACTORS

DISTRIBUTION

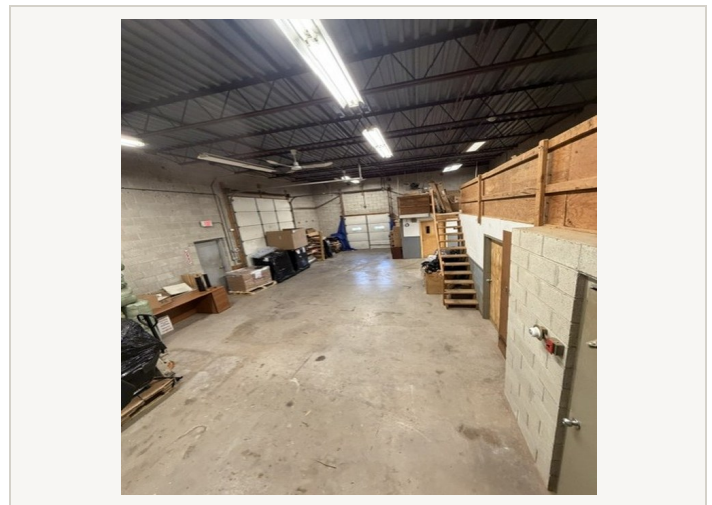
E-COMM / FULFILLMENT

LIGHT MFG.

SERVICE BIZ

OFFICE + STORAGE

02 THE WAREHOUSE



WAREHOUSE BAY · 28' CLEAR · DOCK & DRIVE-IN DOORS

AVAILABLE NOW · 24–36 MO TERM

SCHEDULE A TOUR

Search terms: flex space for lease East Granby CT · flex space for lease Simsbury CT · warehouse with offices for rent · office warehouse combo · dock loading warehouse · light industrial space Hartford County · commercial flex unit for rent Connecticut.

CALL OR TEXT — MIKE

929-469-6470

EMAIL

sal3585@yahoo.com