



PROPERTY FOR SALE

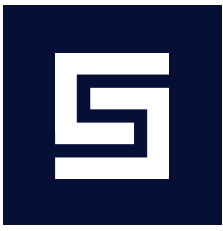
45,400 SF INDUSTRIAL BUILDING CONDOS

250 NUTMEG ROAD | SOUTH WINDSOR, CT 06074

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer for sale condo units A-M located at 250 Nutmeg Road in South Windsor, Connecticut. The offering consists of 13 condo units totaling 45,400 square feet, representing approximately 90% of the overall building. This substantial ownership position makes the property well suited for either an owner-occupant or an investor.

The building is equipped with heavy power, a mix of dock-high and drive-in loading, and partial air conditioning, allowing for a wide range of industrial uses.

PROPERTY HIGHLIGHTS

- Ideal for owner occupied or investor
- 12,800 SF currently leased to long term tenant
- 32,600 SF vacant
- Heavy power
- New roof (2019)
- 6 drive in doors and 3 dock doors

OFFERING SUMMARY

Reduced Sale Price:	\$4,250,000
Building Size:	45,400 SF

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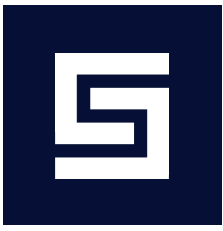
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Reduced Sale Price \$4,250,000

BUILDING SPECIFICATIONS

Building Size	45,400 SF
Office Space	10,000 SF +/-
Warehouse	35,400 SF +/-
Ceiling Height	18'
Docks	3
Drives	6
Roof	Carlisle TPO (2019)
Column Spacing	25' x 40' & 25' x 50'
Year Built	1989



MECHANICAL/UTILITIES

Power	4,000 amps, 480/277 volts
Heat	Gas
Air Conditioning	Partial
Sprinklers	Yes
Water/Sewer Company	City
Electric Company	Eversource

LAND

Zoning	I-P
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TAXES

Tax PSF	\$1.44 SF
Total Tax for 2025	\$65,447.77

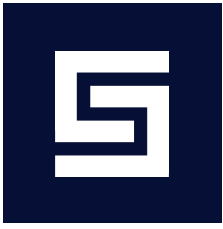


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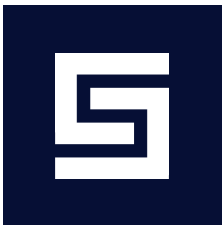


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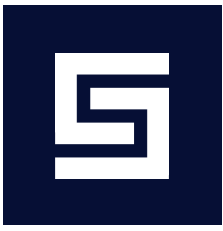


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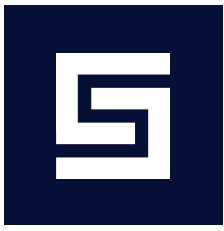


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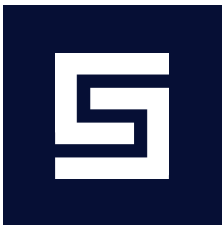


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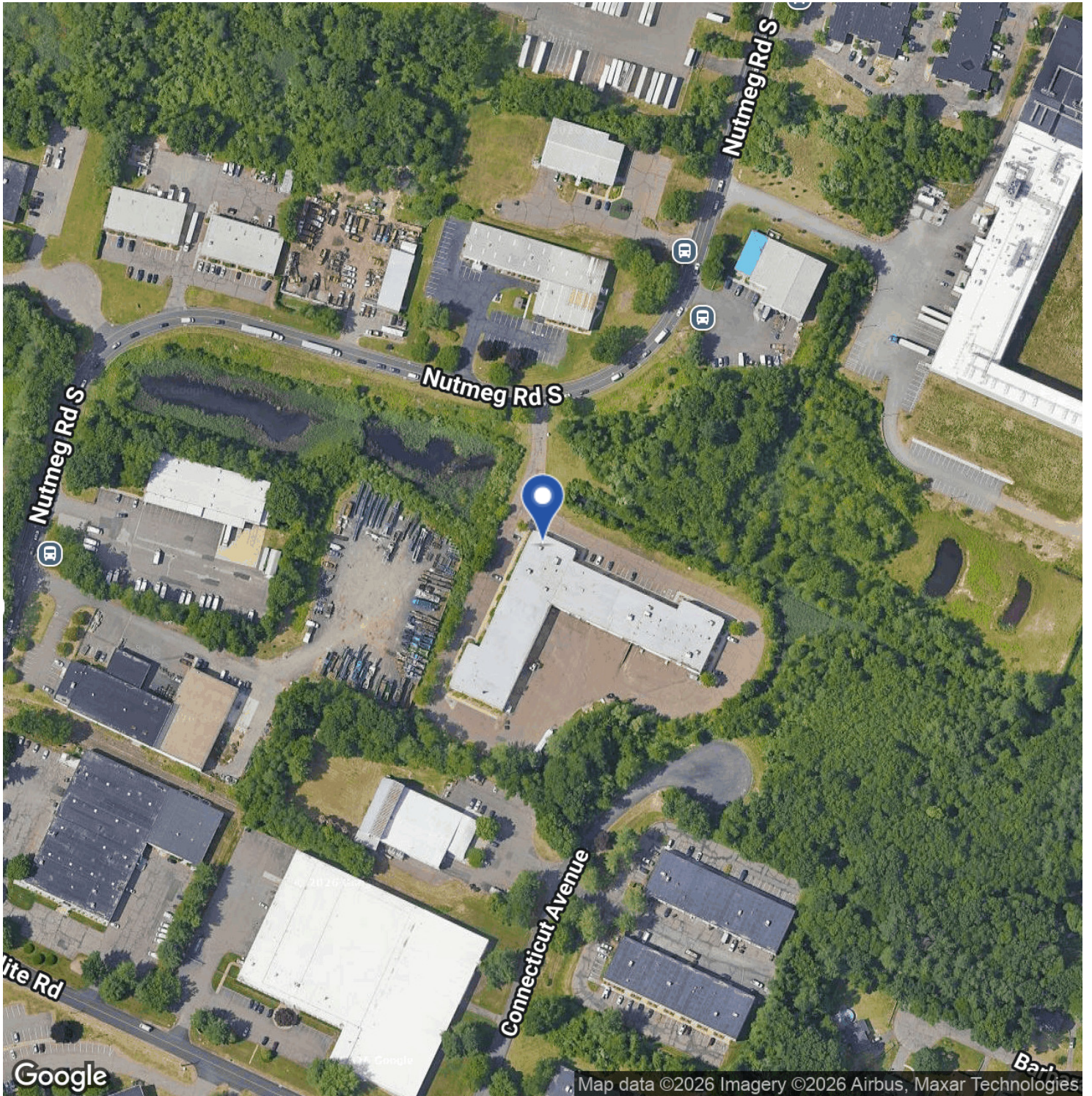
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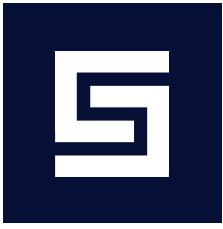


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