

OFFICE + WAREHOUSE · MOVE-IN READY

3,334 SF FLEX SPACE FOR LEASE

\$3,600/mo

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

\$12.96 / SF / YR



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



FRONT ELEVATION · OFFICE ENTRY & SIGNAGE

AVAILABLE NOW · 24–36 MO TERM

SCHEDULE A TOUR

CALL OR TEXT — MIKE
929-469-6470

EMAIL
sal3585@yahoo.com