



PROPERTY FOR LEASE

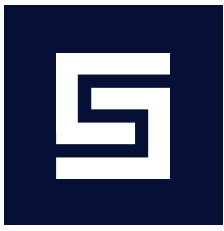
13,100 SQUARE FOOT INDUSTRIAL BUILDING

101 BIDWELL ROAD | SOUTH WINDSOR, CT 06074

**DAVID MURDOCK**  
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## 13,100 SQUARE FOOT INDUSTRIAL BUILDING

101 BIDWELL ROAD | SOUTH WINDSOR, CT 06074



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 101 Bidwell Road in South Windsor, Connecticut, for lease. This well-maintained 13,100 square foot industrial facility features approximately 3,375 square feet of attractive office space complemented by 9,725 square feet of functional warehouse space, making it an ideal solution for a variety of industrial users.

### PROPERTY HIGHLIGHTS

- 3,375 SF move-in ready office space
- 9,725 SF of functional warehouse
- 1 drive in door
- Ideally located minutes from I-291 and I84

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | \$8.75 NNN |
| Building Size: | 13,100 SF  |
| Lot Size:      | 1.13 Acres |

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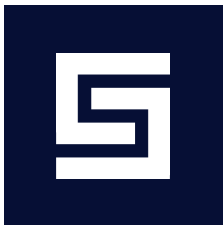
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**\$8.75 NNN**

### BUILDING SPECIFICATIONS

|                |                  |
|----------------|------------------|
| Building Size  | 13,100 SF        |
| Office Space   | 3,375 SF +/-     |
| Warehouse      | 9,725 SF +/-     |
| Ceiling Height | 15'04" - 17'11"  |
| Drives         | 1 (12' x 13'08") |
| Year Built     | 1991             |

### MECHANICAL/UTILITIES

|                     |                 |
|---------------------|-----------------|
| Power               | 400 amps        |
| Heat                | Gas             |
| Air Conditioning    | Office          |
| Lighting            | LED             |
| Sprinklers          | Yes, wet system |
| Water/Sewer Company | Yes             |
| Electric Company    | Eversource      |

### LAND

|          |            |
|----------|------------|
| Lot Size | 1.13 Acres |
| Zoning   | I          |

### TAXES

|               |           |
|---------------|-----------|
| Tax PSF       | \$1.67 SF |
| Year Assessed | 2026      |
| Mill Rate     | 37.01     |



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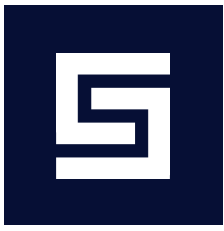
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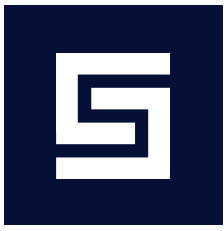


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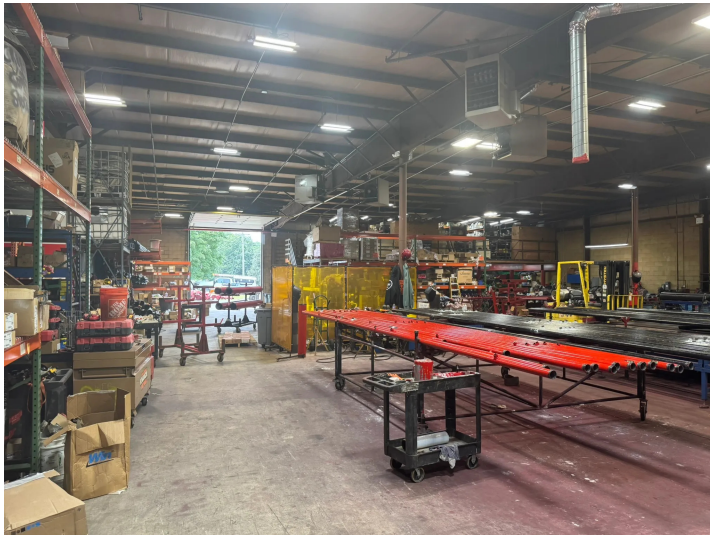
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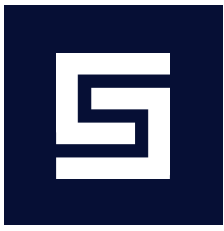


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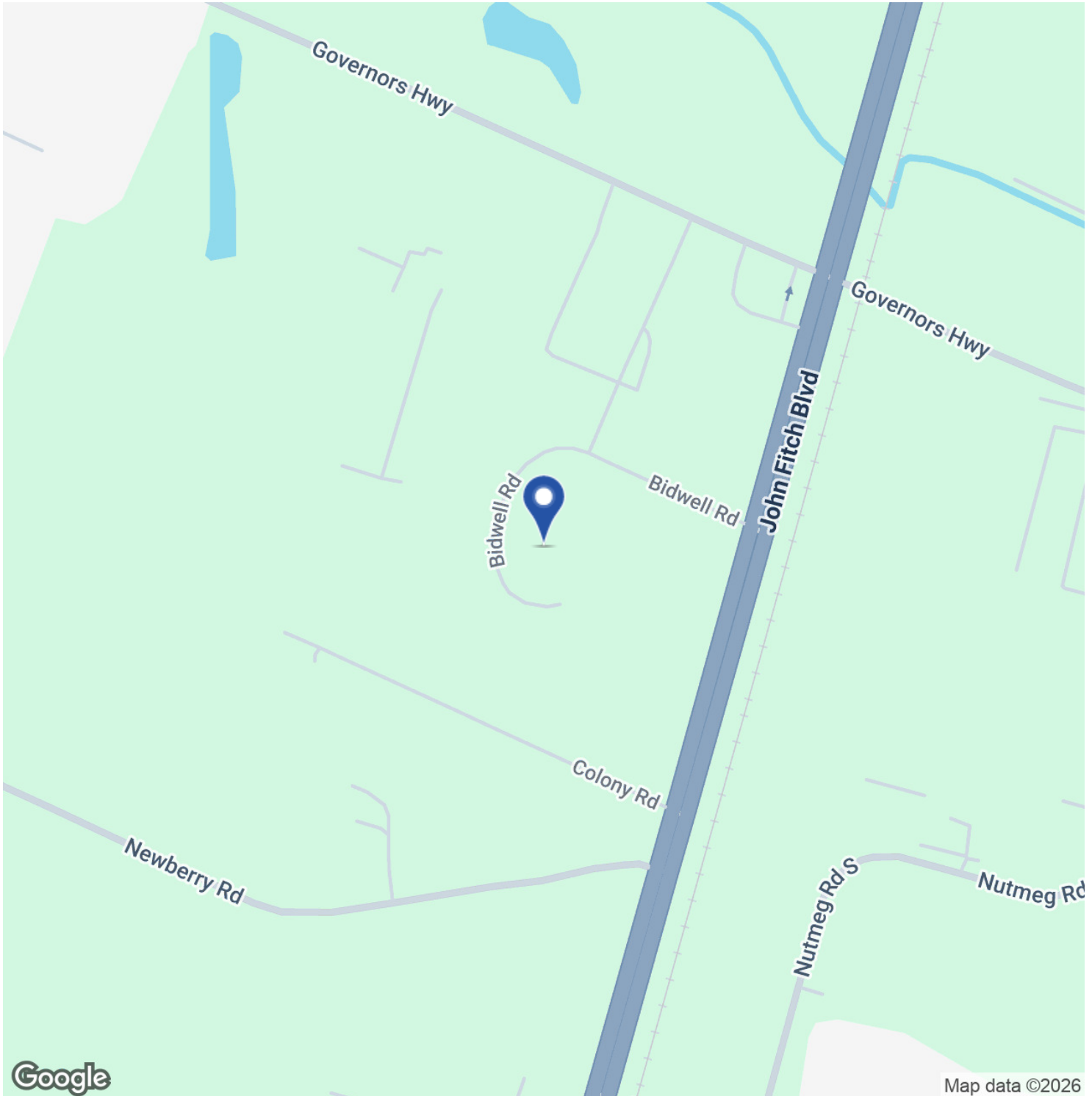
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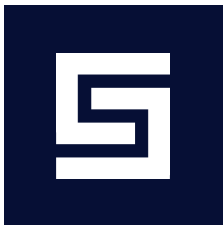
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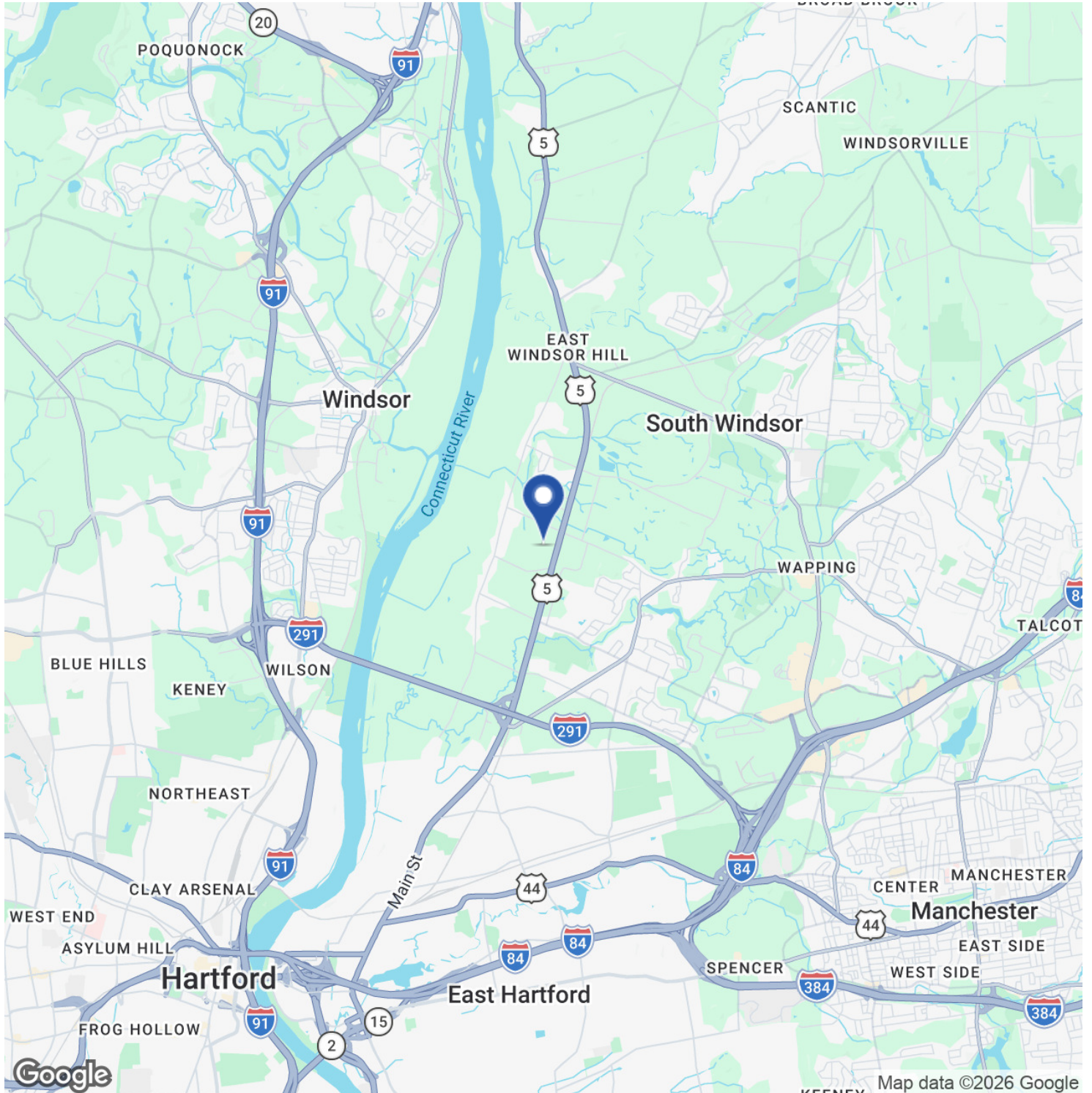
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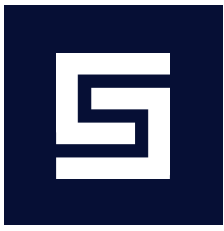
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