

KENNETH GINSBERG 203-376-6266

FOR LEASE



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**AMPLE
PARKING**



1315 JOHN FITCH BLVD
SOUTH WINDSOR CT

25,000 +/- SF RETAIL / WAREHOUSE SPACE

CAN SUBDIVIDE | WAREHOUSE/RETAIL/INDUSTRIAL

HIGHLIGHTS

- INDUSTRIAL BUILDING WITH 25,000 +/- SF AVAILABLE.
- 1 OVERHEAD DOOR
- 2 LOADING DOCKS
- CEILING HEIGHT 14'
- LOCATED ON BUSY JOHN FITCH BLVD
- TRAFFIC COUNT: 17,400 CPD
- LARGE WAREHOUSE AREA

3 MILES FROM EXIT 4
ON I-291



LEASE PRICE

\$9 PER SF NNN

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LOCATED IN THE HEART OF SOUTH WINDSOR'S ESTABLISHED INDUSTRIAL CORRIDOR, 1315 JOHN FITCH BOULEVARD PRESENTS A RARE OPPORTUNITY TO LEASE APPROXIMATELY 25,000 SF +/- OF FLEXIBLE INDUSTRIAL/WAREHOUSE SPACE WITH EXCELLENT REGIONAL ACCESSIBILITY AND STRONG ROUTE 5 VISIBILITY. POSITIONED AT THE SIGNALIZED INTERSECTION OF JOHN FITCH BOULEVARD AND STRONG ROAD, THE PROPERTY OFFERS CONVENIENT ACCESS TO INTERSTATE 291, I-91, AND I-84, MAKING IT AN IDEAL LOCATION FOR DISTRIBUTION, LOGISTICS, WAREHOUSE, LIGHT MANUFACTURING, SHOWROOM, OR SERVICE-ORIENTED USERS.

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THE AVAILABLE SPACE FEATURES FUNCTIONAL WAREHOUSE INFRASTRUCTURE WITH DOCK ACCESS, EFFICIENT LOADING CAPABILITIES, GENEROUS PARKING, AND FLEXIBLE LAYOUTS CAPABLE OF ACCOMMODATING A VARIETY OF OPERATIONAL NEEDS. THE PROPERTY'S LARGE SITE ALLOWS FOR EXCELLENT TRUCK CIRCULATION AND EMPLOYEE ACCESS, WHILE PROMINENT FRONTAGE ALONG ONE OF SOUTH WINDSOR'S PRIMARY COMMERCIAL CORRIDORS PROVIDES ADDITIONAL EXPOSURE FOR TENANTS SEEKING BOTH OPERATIONAL EFFICIENCY AND VISIBILITY.



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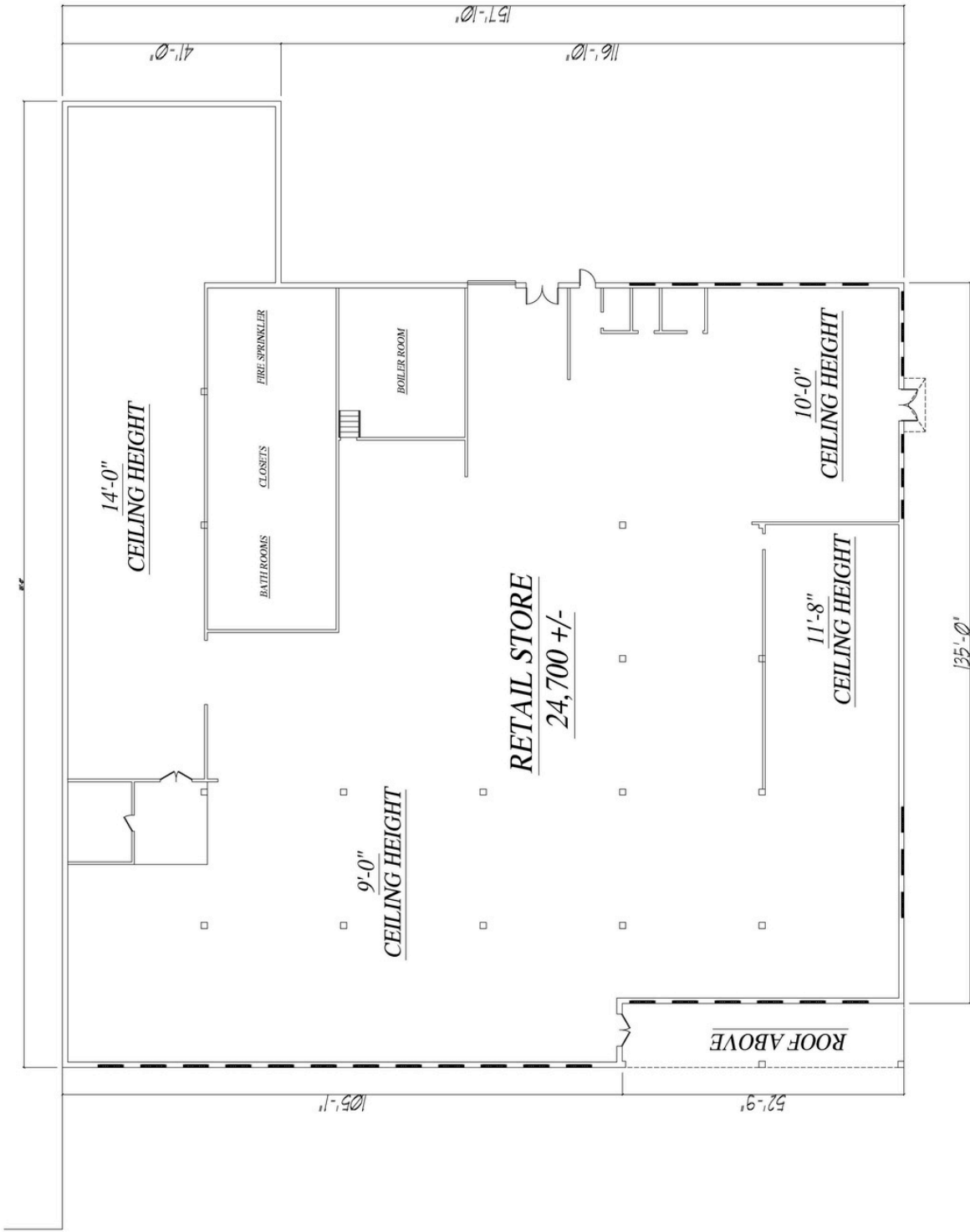
PROPERTY FACTS

1315 JOHN FITCH BLVD

Total Building SF	92,182 SF
Available SF	25,000 +/- SF
Year Built	1947
Ceiling Height	14'
Parking	Paved Lot
Stories	2
Overhead Doors	1
Building Style	Warehouse
Construction	Masonry
A/C	Central Air
Zoning	I
Heat	Forced Air/Gas
Size	6.2 Acres
Assessment	\$2,842,500
Mill Rate	35.61
Taxes / SF	\$1.10

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JOHN FITCH BLVD,

FLOOR PLAN
 1315 JOHN FITCH BLVD,
 SOUTH WINDSOR, CT 06074

STRONG STREET