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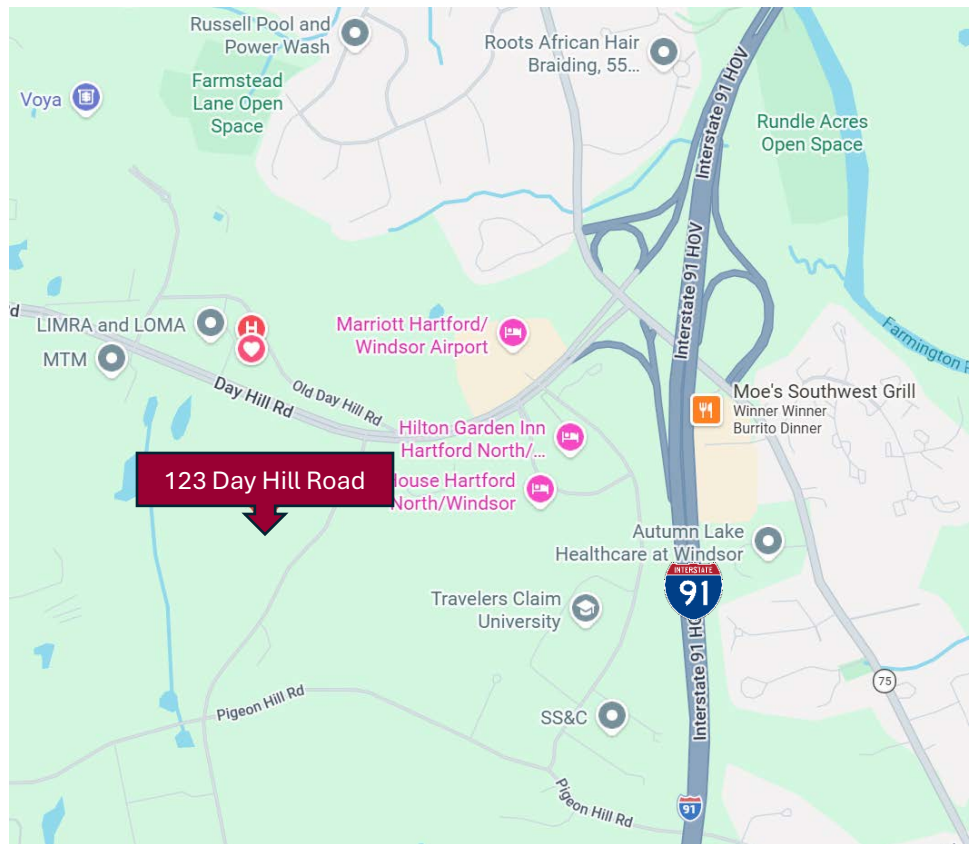
FOR SUBLEASE

123 Day Hill Road, Windsor, CT
40,000± SF Office/Flex Space

SUBLEASE RATE: \$10.95/SF Full Service Gross

HIGHLIGHTS

- 330,000± SF Industrial Campus
- 2 floors – 20,000± SF each
- Sublease expires June 30, 2032
- Outside Storage
- On-Building Signage available
- 1 Loading Dock
- 12' clear height



CONTACTS

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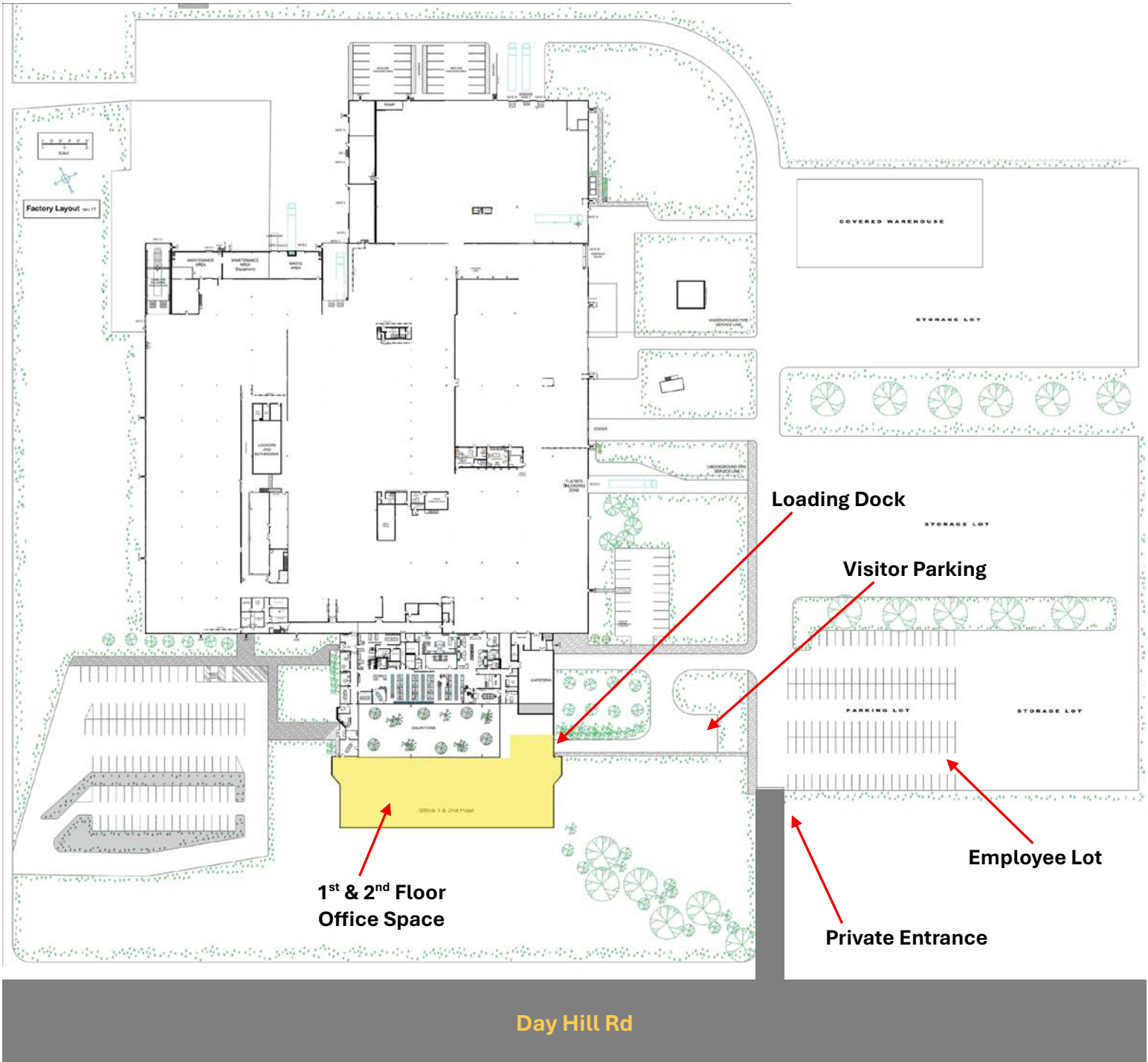


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2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
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Site Plan

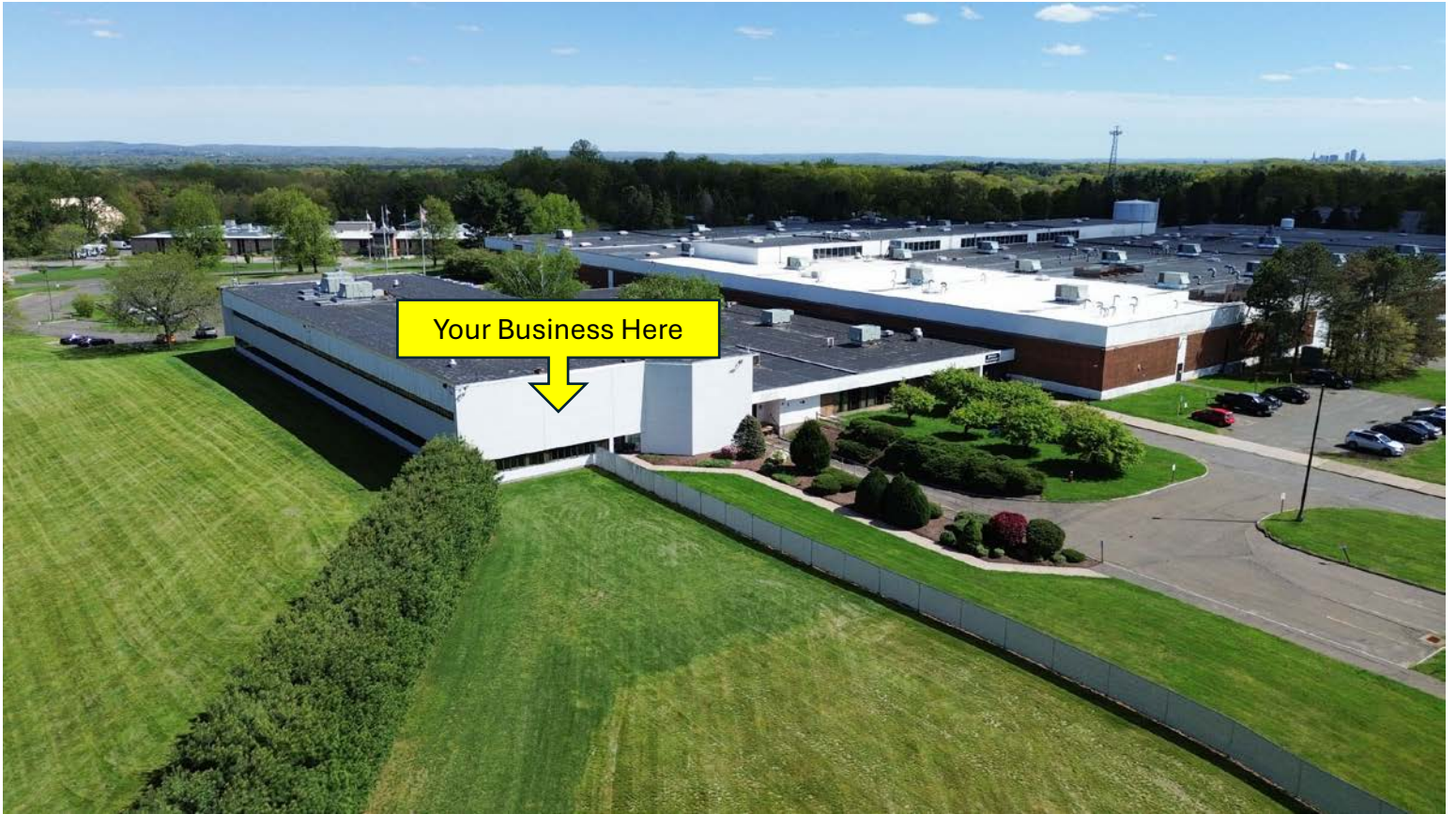


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BUILDING INFORMATION

GROSS BLD. AREA: 330,000± SF
AVAILABLE AREA: 40,000± SF Office/Flex
WILL SUBDIVIDE TO: 20,000± SF
MAX CONTIGUOUS SF: 40,000± SF
OF FLOORS: 2 – each 20,000± SF
LOADING DOCKS: 1
DRIVE-IN DOORS: 0
CLEAR HEIGHT: 12'
COLUMN SPACING: TBD
CONSTRUCTION: Masonry & Steel
ROOF TYPE: Flat rubber membrane
YEAR BUILT: 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office/Partial WH
HEAT: Gas, Forced Air, RTU
SPRINKLERED: Yes, reservoir of 500,000 gallons, in addition to MDC, aux. diesel fire pump
ELECTRIC/POWER: (6) 800 amp, 480 V feed transformers
ELEVATORS: 1 passenger
LIGHTING: T5 Fluorescent
GENERATOR: 100 KVA diesel

SITE INFORMATION

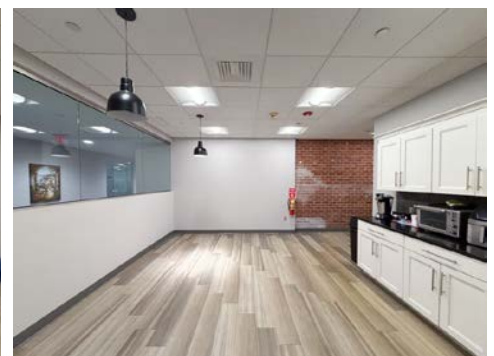
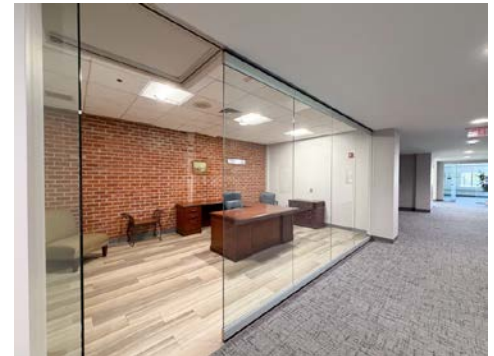
SITE AREA: 51.75 acres
ZONING: I
PARKING: 650 spaces, 11 trailer spaces
SIGNAGE: Monument & Potential on-building
VISIBILITY: Excellent on Day Hill Rd
HWY ACCESS: I-91, Exit 38

UTILITIES

WATER: Water – 6", 10" fire loop
SEWER: Yes
GAS: 4" main, 5 lbs.

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



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