

# FOR LEASE

## 12,800 SF INDUSTRIAL CONDOMINIUM

250 NUTMEG ROAD SOUTH | SOUTH WINDSOR, CT 06074



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 250 Nutmeg Road South (Units J, K, L & M), South Windsor CT for lease. This 12,000 square foot industrial condominium has attractive offices, 9,196 SF of engineering space and is 100% air conditioned.

### PROPERTY HIGHLIGHTS

- 2,236 SF of attractive office space
- 100% air conditioned
- 9,196 square feet of engineering space
- Two 12' x 14' drive-in doors

### OFFERING SUMMARY

Lease Rate:	\$5.40 NNN
Available SF:	12,800 SF
Lot Size:	5 Acres
Building Size:	12,800 SF

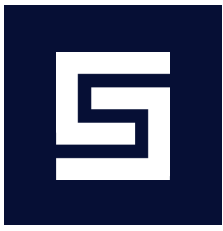
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	462	40,160	215,453
Total Population	1,141	103,578	546,256
Average HH Income	\$86,859	\$74,019	\$70,467

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190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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### \$5.40 NNN

#### BUILDING SPECIFICATIONS

Building Size	12,800 SF
Office Space	2,236 SF
Warehouse	1,368 SF
Ceiling Height	18 ft
Drives	0
Drives	2
Roof	Rubber Membrane
Column Spacing	Varies
Year Built	1989

#### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	Yes
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

#### LAND

Lot Size	5 Acres
Rail	No
Zoning	I-P

#### TAXES

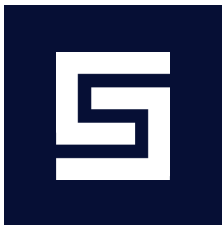
Tax PSF	\$1.69 SF
Year Assessed	2017
Mill Rate	37.67

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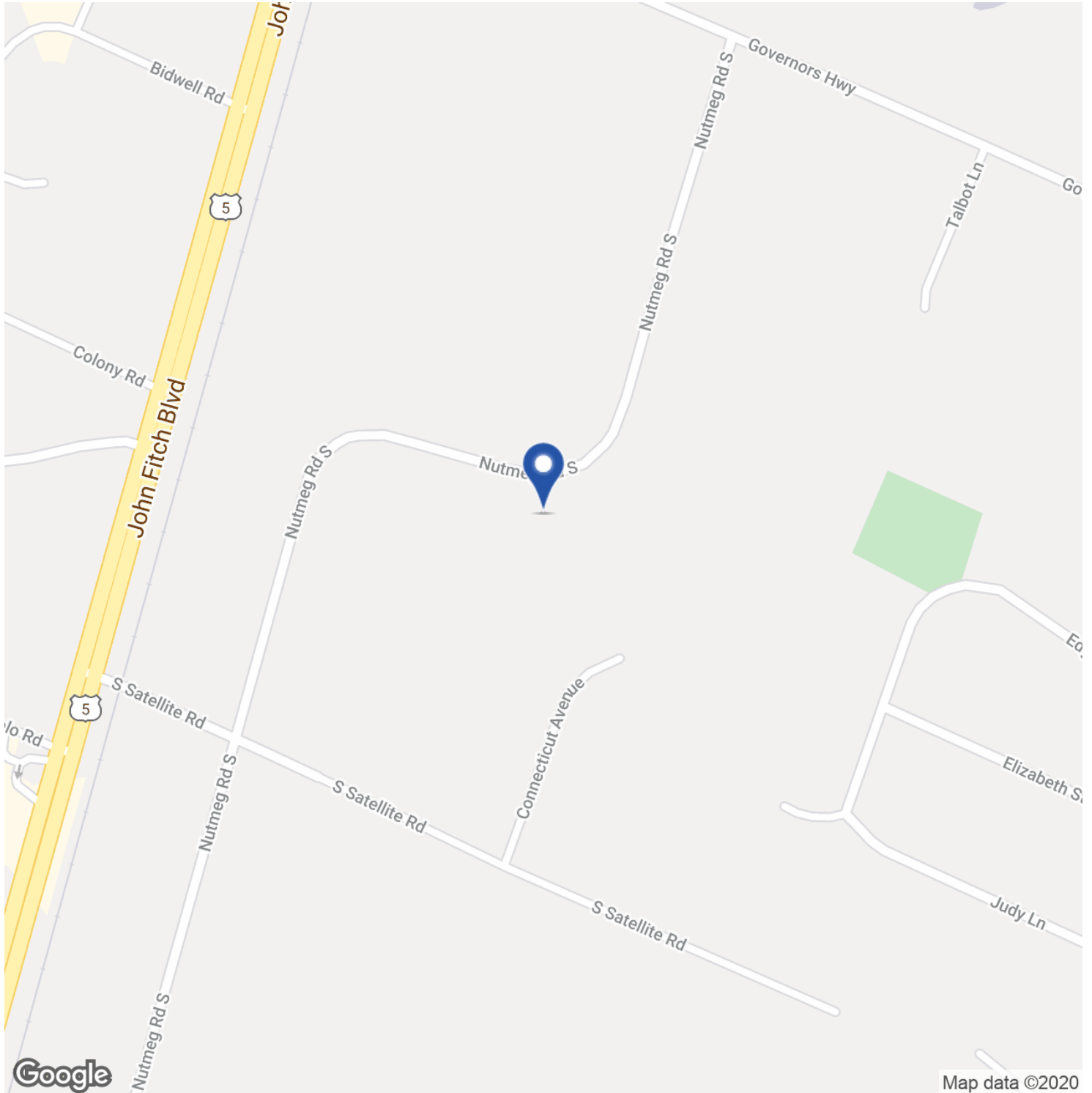
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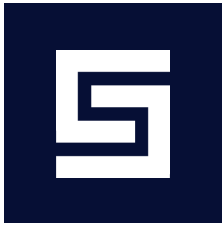
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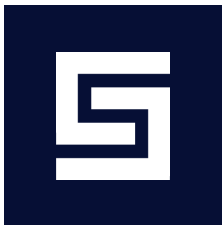
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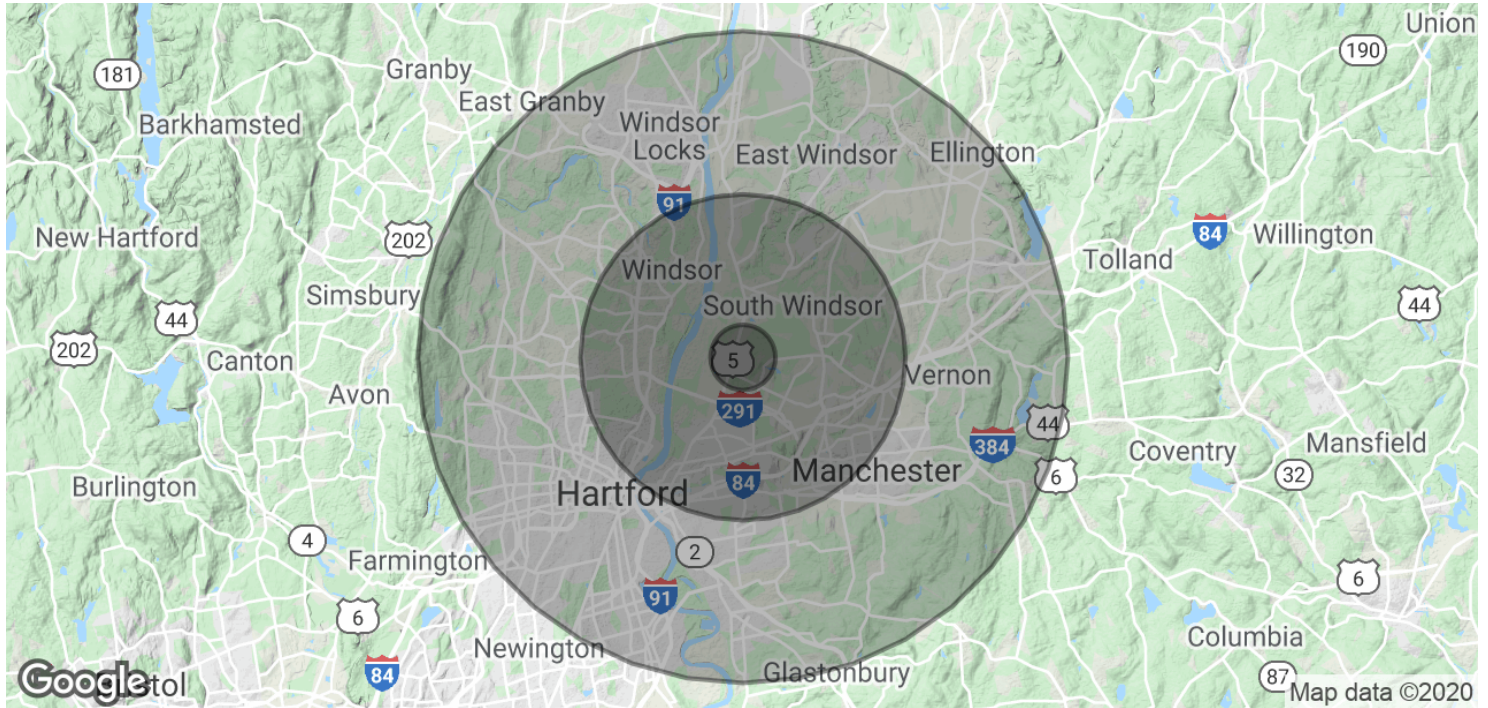




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,141	103,578	546,256
Average age	44.5	38.0	37.8
Average age (Male)	43.0	36.4	36.2
Average age (Female)	46.6	39.4	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	462	40,160	215,453
# of persons per HH	2.5	2.6	2.5
Average HH income	\$86,859	\$74,019	\$70,467
Average house value	\$288,510	\$228,921	\$254,792

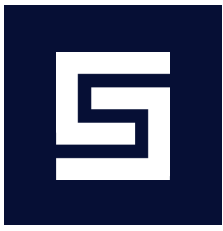
\* Demographic data derived from 2010 US Census

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