



**166 TUNNEL ROAD
VERNON, CT 06066**

11,000 - 26,250 SF AVAILABLE

Sentry Commercial, as exclusive agent for the owner, is pleased to present 166 Tunnel Road, Vernon for sale or lease. This 26,250 square foot facility, ideally located with easy on/off access from I-84, offers 60% finished office space and is 100% air conditioned. Owner is willing to build out tenant improvements and subdivide the space to 11,000 square feet.

- 60% finished offices
- 100% air conditioned
- Two docks and three drives
- Close proximity to I-84 @ exit 66
- Heavy power
- Space subdividable to 11,000 square feet

PRICE REDUCTION

\$5.50 NNN

\$1,295,000

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166 TUNNEL ROAD, VERNON CT

\$5.50 nnn

\$1,295,000

BUILDING SPECIFICATIONS

Gross Square Footage: 26,250 SF

Office: 15,757 SF · Warehouse: 10,493 SF

Available Space: 11,000 SF - 26,250 SF

Ceiling Height: 11' - 14'

Docks: 1 @ 12' x 11' and 1 @ 12' x 10'

Drives: 3 @ 10' x 10'

Roof: Rubber membrane (newer)

Column Spacing: Varies

MECHANICALS

Power: 800 amp, 120/208 volt, 3 phase

Heat: Gas

Air Conditioning: 100%

Lighting: T8 fluorescent

Sprinkler: No

UTILITIES

Water: City

Gas: Yes

Sanitary Sewer: City (2 injection pumps)

Electric: Eversource

LAND

Acres: 3.55

Parking: 73 spaces

Rail: No

Zoning: Industrial

TAXES

Taxes PSF: \$1.48

Assessment: \$982,770

Year Assessed: 2016

Mill Rate: 39.63



SENTRY
COMMERCIAL

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