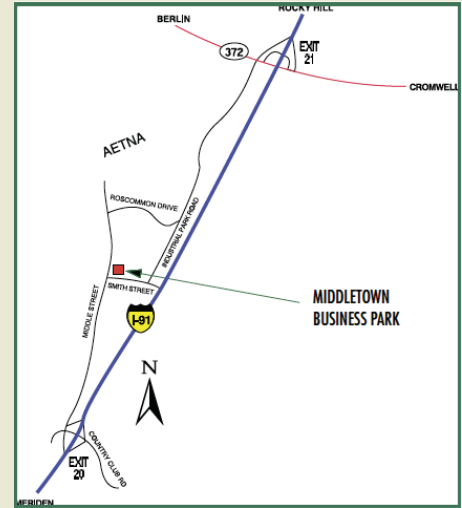
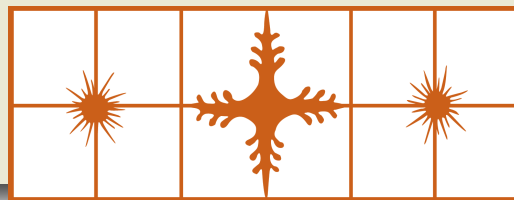


OFFICE-FLEX-WAREHOUSE SPACE FOR LEASE



MIDDLETOWN BUSINESS PARK 430-468 SMITH ST.

- ▶ Custom Build-outs Available
- ▶ Spaces Range from 400 sf to 10,000 sf
- ▶ Aggressive Rental Rates
- ▶ Office Suites Ready for Occupancy
- ▶ 14' Warehouse with Docks/Drive-ins
- ▶ Fully Sprinklered
- ▶ Excellent Access from I-91, Exits 20 & 21
- ▶ Ample Free Parking
- ▶ High Speed Data Lines



TREVOR DAVIS COMMERCIAL REAL ESTATE, LLC

363 MAIN ST, SUITE 502, MIDDLETOWN, CT 06457
TREVOR DAVIS, CCIM 860-347-8738 TDAVIS@TREVORDAVIS.BIZ

Middletown Business Park

430-460 Smith St. (Middletown)
Middletown, Connecticut 06457 - Middlesex



Property Details

Street Address: 430-460 Smith St. (Middletown)

City: Middletown

County: Middlesex

Zip Code: 06457

Type of space: Office, Industrial, Light Mfg

Min Size: 400 sqft.

Max Size: 3,868 sqft.

Last Updated: 5/30/2019

Documents

[Sell Sheet](#)

[Building B, First Floor](#)

[Building C, Second Floor](#)

Description

Great Office and industrial space 1 mile from I91 Exits 19 or 20

456 Smith St. - 3868 SF - \$9.00 + Util.

460 Smith St., Suite L - 414 RSF - \$525/mo. Gross

460 Smith St., Suite D - 998 RSF - \$1200/ mo. Gross

460 Smith St., Suite H - 411 RSF - \$525/mo. Gross

460 Smith St., Suite E - 800 RSF - \$1000/mo. Gross

432 Smith St. - 2190 SF - \$12.00 + Util.

434 Smith St. - 3865 SF - \$14.00 + Util.

464A Smith St. - 1648 SF - \$10.00 + Util.

Availability

For Lease: Yes

Lease Rate: \$14 /sf

Lease Terms: Gross plus Utilities

Assets

Air Conditioning Warehouse: Yes

Highest Ceiling Height: 14 ft

Building Details

Total SF: 74,000 sf

Contiguous SF: 3,868

Number Floors: 2

Year Built: 1987

Parking Ratio: Plenty

Number Of Docks: 5

Sprinkler: Yes

Sprinkler Type: Wet

Air Conditioning Office Only: Yes

Site Details

Total Acres: 4

Zoning: IT

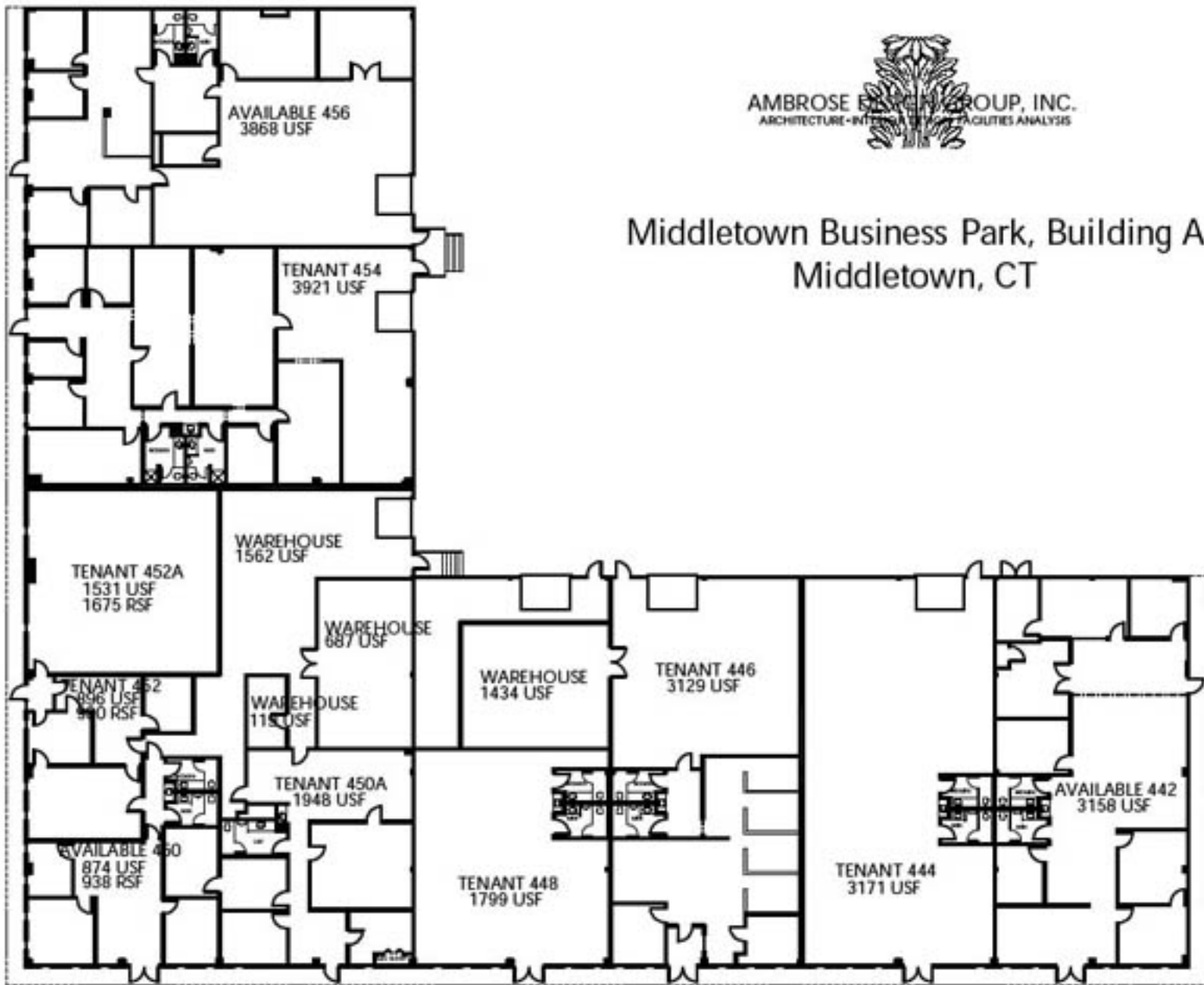
Industrial Park: Yes

Transportation Access

Interstate Name: 91

Distance to Interstate: 1 miles

Middletown Business Park, Building A Middletown, CT

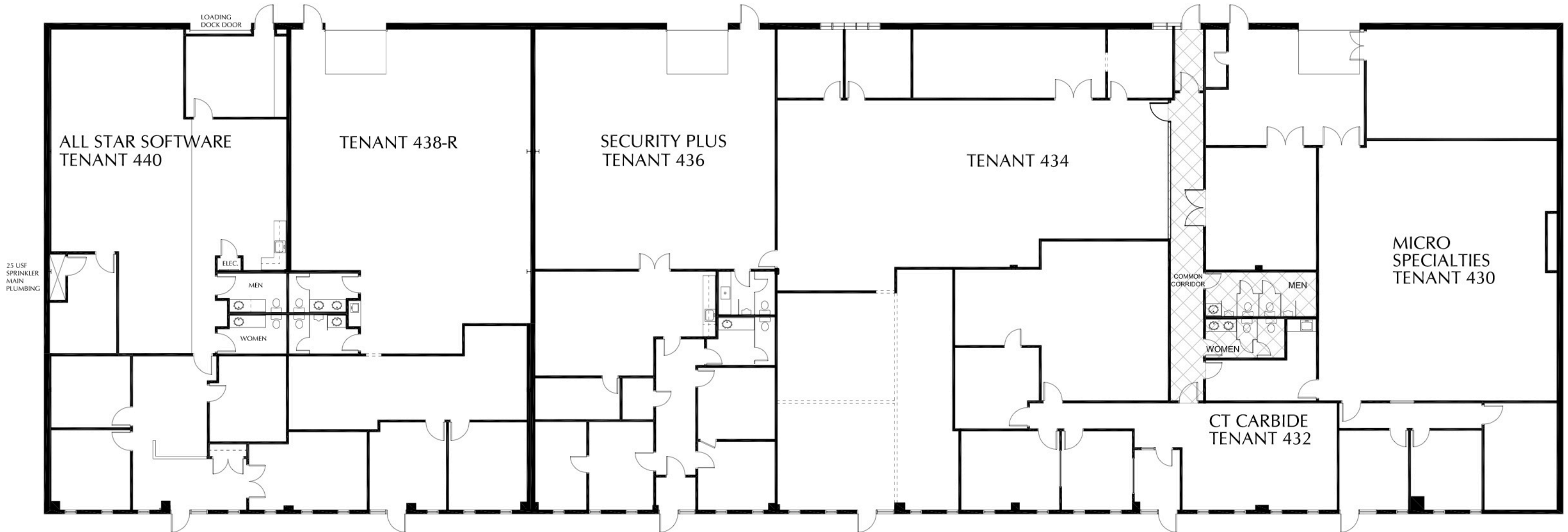


FLOOR PLAN, FIRST FLOOR



Middletown Business Park, Building B

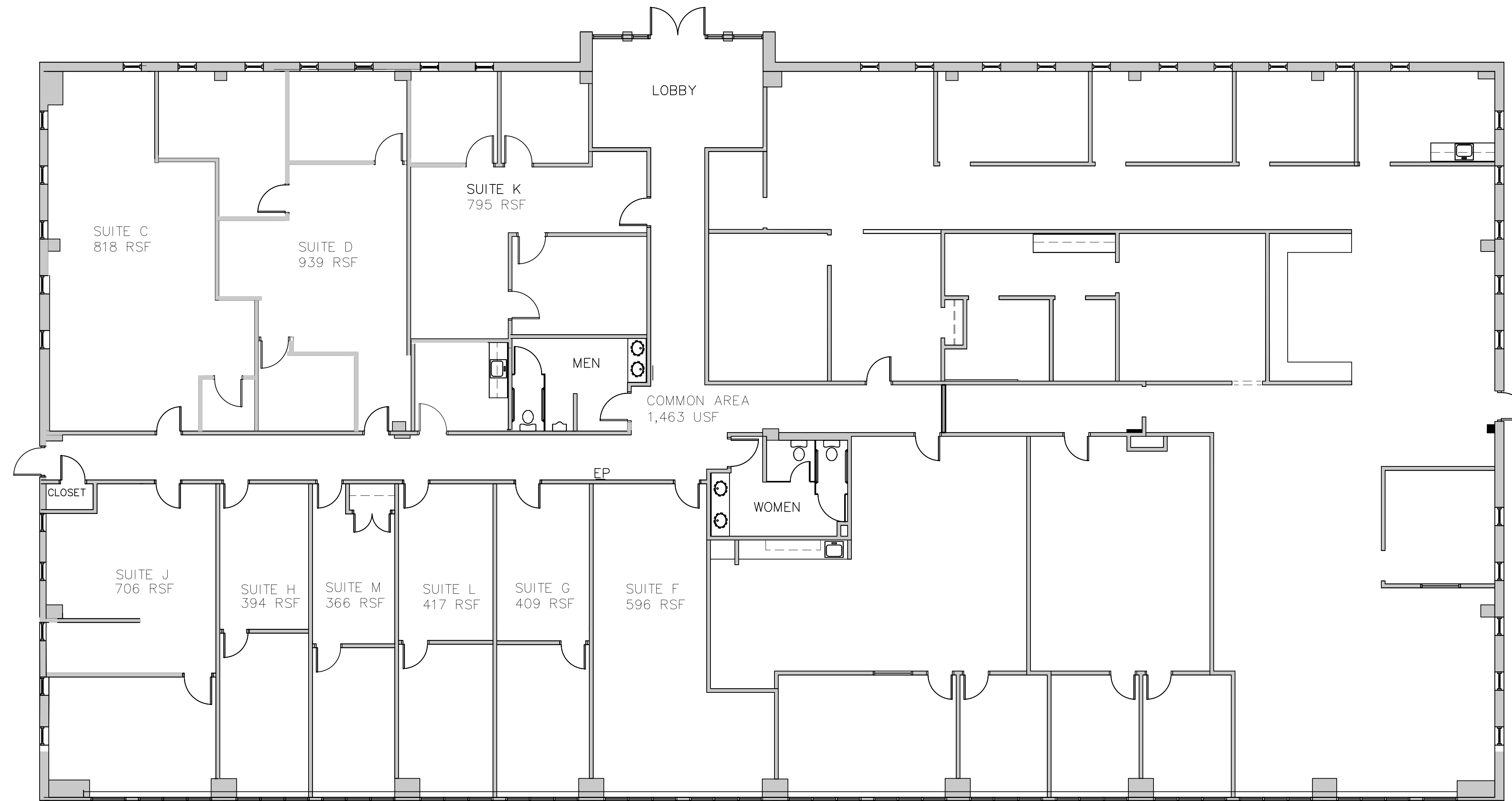
430 - 440 Smith Street, Middletown, CT



BUILDING B FLOOR PLAN, FIRST FLOOR



8-31-10



BUILDING C FLOOR PLAN, SECOND FLOOR
SCALE 1/8"=1'-0"

MIDDLETOWN BUSINESS PARK
BUILDING C
MIDDLE STREET
MIDDLETOWN, CT

HRA
HIBBARD & ROSA
ARCHITECTS, LLC
269 MAIN STREET
MIDDLETOWN, CT
PHONE: (860) 346-1809
FAX: (860) 704-8248
EMAIL: hra@hraz.com

EXISTING PLAN

DATE: 12-17-18

REVISED: ??

COM. # 1824

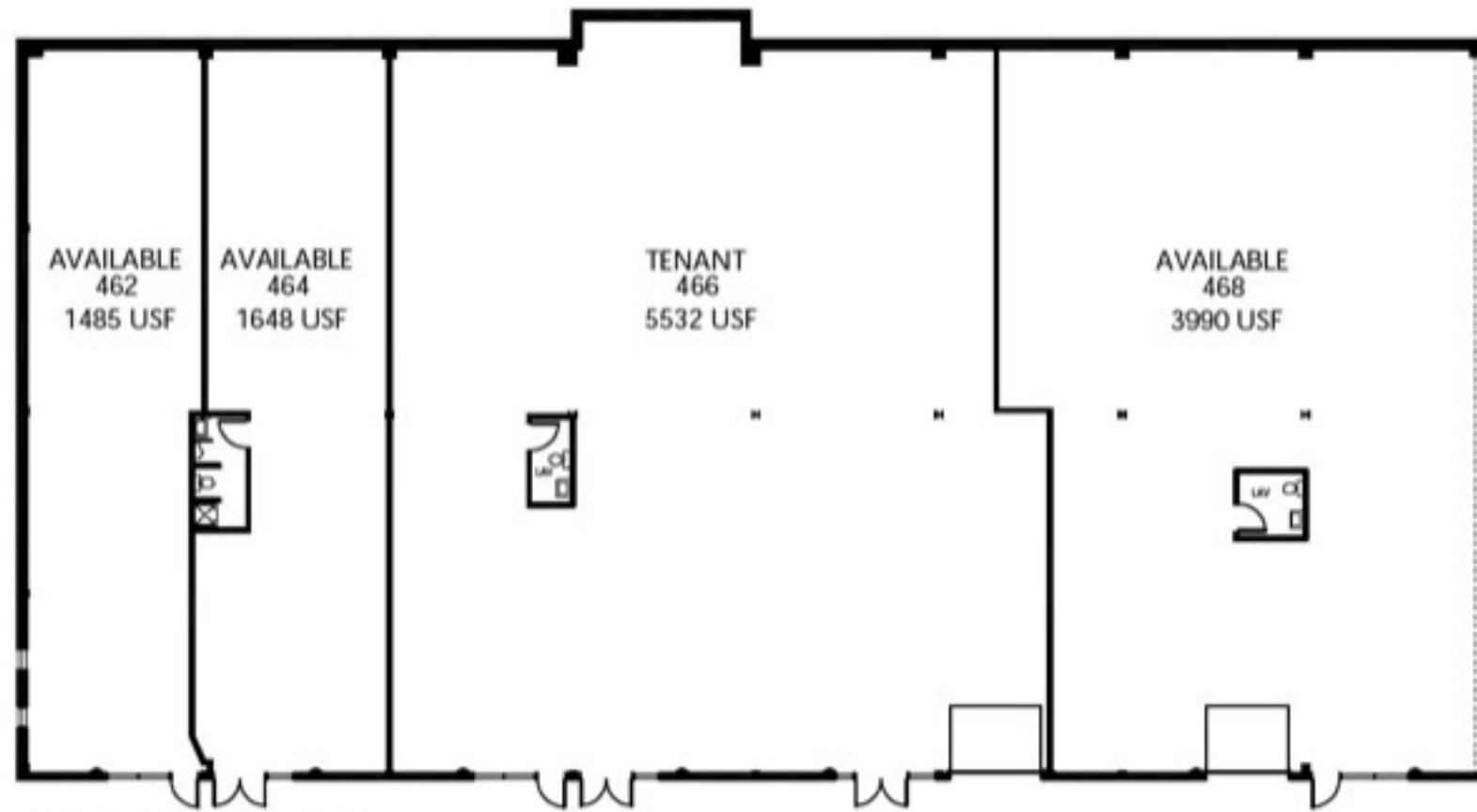
SCALE: 1/8"=1'-0"

A-1

SHEET



Middletown Business Park, Building C
Middletown, CT



FLOOR PLAN, FIRST FLOOR
0 5 10 15 20 25 30