

Lt. Industrial/Whse. Facility-For Sale/Lease

14 New Road - Madison, CT



H. Pearce Commercial Real Estate is pleased to offer 41,718 SF of Light Industrial and/or Warehouse space for sale or lease in Madison, CT. Conveniently located with easy access to I-95 exit 61 (Rte 79) or exit 62 Hammonasset Park. The facility is comprised of approximately 6,000 SF of finely finished corporate areas including private executive offices / conference rooms, 30,000 sf of warehouse / manufacturing space, and 6,000 sf of flex space.



Building Specifications

Building Size: 41,718 sf on 4 acres

Available: 41,718 sf

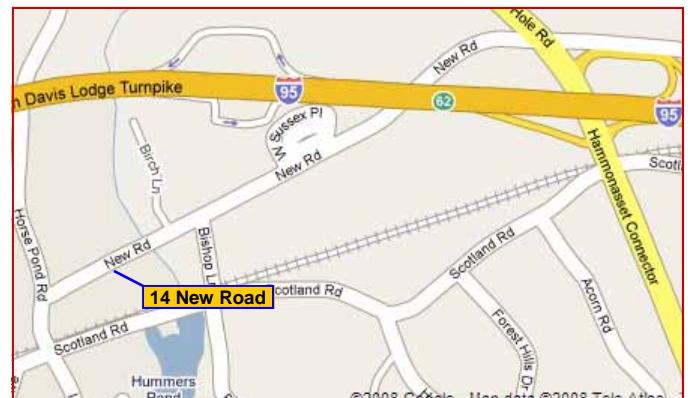
Occupancy: Negotiable

Type: Lt. Industrial and/or Whse/Distribution

- Features:**
- Ideal corporate facility
 - High quality office
 - Warehouse ceilings from 15' - 30+'
 - 3 loading docks w/levelers
 - Entire facility sprinklered
 - Ample employee/visitor parking
 - Easy access to I-95

Sale Price: **\$2,750,000**

Lease: **\$6.45/SF NNN**



LOCATION: I-95 Exit 62. Turn north, first left is New Road. Approx. 0.5 miles on left.

For additional information contact:

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

393 State Street, North Haven, CT 06473 • 203-281-3400

1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

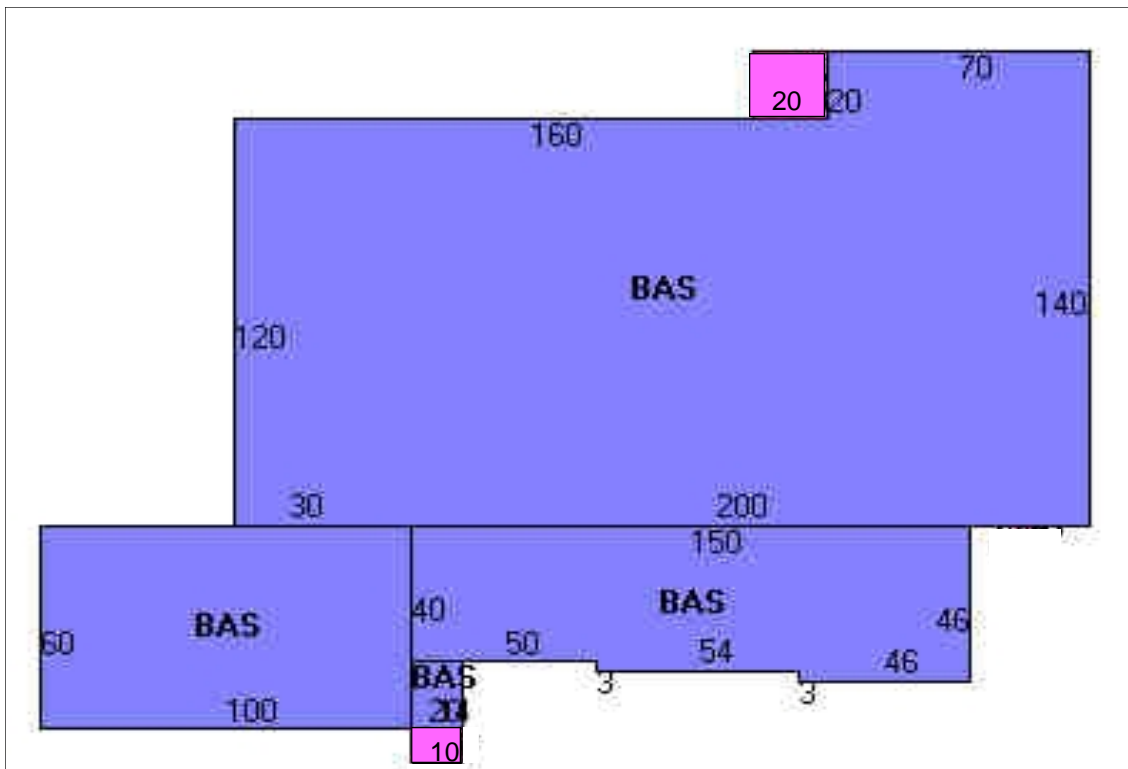
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