

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 30,000 SF of work space and 12,000 SF of finely finished corporate areas including private executive offices/conference rooms, open bull-pen spaces and fully finished employee lunch/break rooms.

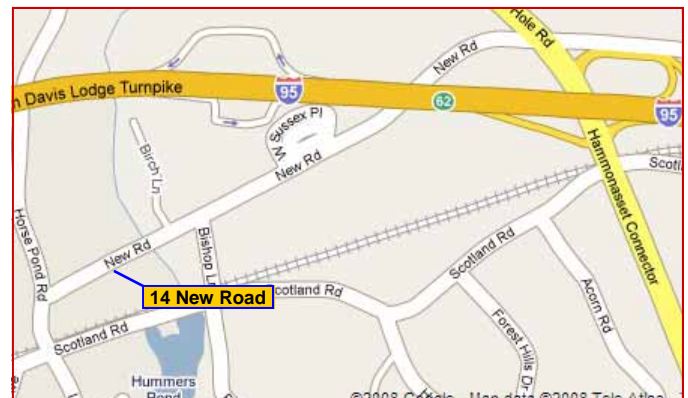


Building Specifications

- 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: \$2,900,000

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

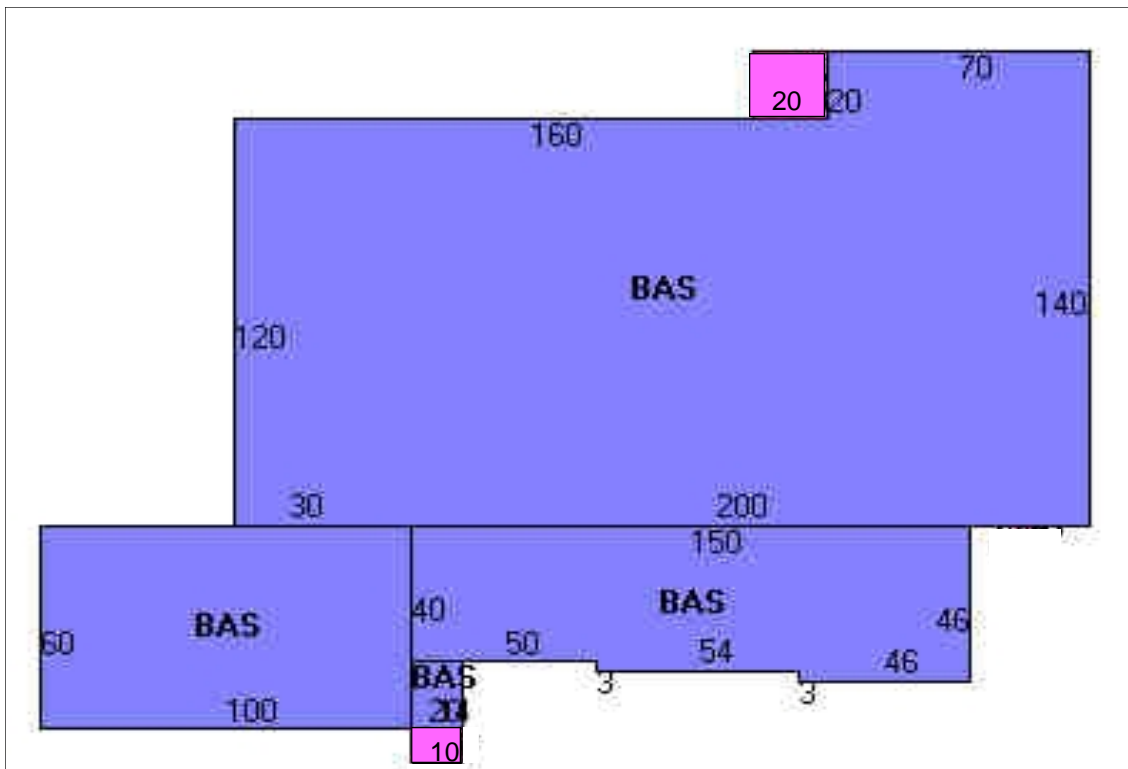
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