

## COMMERCIAL BUILDING FOR LEASE



### 379 MIDDLESEX TURNPIKE OLD SAYBROOK, CT

- +/- 5,376 s.f. Building for Lease (+/-1,536 s.f. office and +/- 3, 840 s.f. manufacturing/storage/warehouse)
- Prime Location on Busy State Route 154 Adjacent to Auto Dealerships
- Average Daily Traffic Count of 12,300
- Less than 1/2 Mile to Both I-95 and Route 9
- Paved Parking Lot
- City Water
- Septic System
- Oil Forced Hot Air Heat
- Central Air in Offices & Through-wall Air Conditioning in Warehouse Area
- 10' wide x 14' high at Grade Overhead Door
- B-4 Zone
- See Floor Plan Attached
- Owner/Broker

Asking \$8.75/s.f. NNN



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