

Industrial Space for Lease

1640 John Fitch Boulevard • South Windsor, Connecticut



124,583 Square Feet Available

On behalf of the owner, Sentry Commercial is pleased to offer 124,583 square feet of industrial space available at 1640 John Fitch Boulevard, South Windsor CT.

Property Features

- Rail Access
- Subdividable to 60,000sf.
- Route 5 Visibility
- 32 Interior Loading Docks

Lease Rate: \$3.75 nnn

**For more information
please contact:**

David P. Murdock
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Sentry Commercial
750 Main Street
Hartford, CT 06103
www.SentryCommercial.com



A Hart Group International Member

1640 John Fitch Boulevard - South Windsor, Connecticut

Lease Rate: \$3.75 nnn

Building Specifications

Total Square Feet: 256,000sf.
Available Square Feet: 124,580sf.
Subdividable Space: 60,000sf.
Building Dimensions: 365' x 343'
Ceiling Height: 16' - 17'
Dock Doors: 32
Floors: Concrete Slab
Roof: Membrane
Column Spacing: 40' x 40'
Construction: Block & Brick
Date Built: 1970 & 1987

Mechanicals

Power: 2000 amps
480 volts, 3 phase
Heat: Oil
Sprinkler: Yes, Wet System

Utilities

Water: Public
Sanitary Sewer: Public
Gas: Yankee Gas
Electric: CL&P

Land

Acres: 12.07 acres
Parking: 100 +/-
Rail: Yes
Zoning: Industrial

Taxes

Total Taxes: \$105,688
Taxes Per Square Foot: \$.42
Assessment: \$4,637,660
Year Assessed: 2007
Mill Rate: 27.42



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