

COMMERCIAL BUILDING FOR LEASE



**375 MIDDLESEX TURNPIKE
OLD SAYBROOK, CT**

- +/- 4,500 s.f. Building for Lease (+/- 2,400 s.f. office/retail and +/- 2,100 s.f. manufacturing/storage/warehouse)
- Prime Location on Busy State Route 154 Adjacent to Auto Dealerships
- Average Daily Traffic Count of 14,200
- Less than 1/2 Mile to Both I-95 and Route 9
- Large Open Space with Large Windows Bringing in Natural Light
- Currently Open Space but Private Offices can be Created
- Build Out Available
- Paved Parking Lot
- City Water
- Septic System
- Oil Heat
- 8' x 8' Loading Dock Door
- 10' x 10' at Grade Overhead Door

Asking \$10.00/sf NNN



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