

139 Mill Rock Road, East – Old Saybrook

Old Saybrook Business Park

For Lease • Office • \$190.00/month + up



For Lease - A large or a small one-room office among a group of one and two room offices. Sizes are 121 SF, 226 SF, or 280 SF. The rent is full gross. Landlord pays taxes, insurance, heat, lights, A/C, etc. Also a 1,407 SF area is available. These offices are in a portion of a large multi-tenanted building.

Location: I-95, Exit #67 to Mill Rock Road, East

Building Information

Stories: 1
Available SF: 2,034 SF
First floor SF: 2,034 SF ceiling: 8'
Minimum SF: 121 SF
Office Area: 2,034 SF
Total floor area: 110,455 SF
Overhead Door(s): 0
Truck Dock(s): 0
Year Built: 1964
Remodeled: 2005
Condition: Excellent
Type of Construction: Masonry/Steel
Roof: Flat - rubber membrane - 1999
Lin. Ft. Clear Span: All

Land

Lot(s): 1
Acres or Area SF: 11.25 acres
Parking: 20+
Zoning: IL-2
Frontage: 250'
Depth: Varies
% Land Coverage: Built out
% Building Cov. Permitted: 30%
Condition of Site: Level-Dry
Restrictions/Easements: Subject to the rights of other tenants

Utilities

Water: City
Gas: Yes
Electric: 220 volts / 100 amps / phase 1
Sewer: Septic – on site

Mechanical Equipment

Elevator Size: None
Heating: Gas fired hot air
Air Conditioning: Fully
Sprinkler: Yes
Other equipment: Common kitchen, lobby

Assessments

Building:
Extra:
Total:
Mills:
Taxes: By Landlord
AS/Ratio: 70%

Transportation

Bus Service: Yes
Distance: 2 blocks
Turnpike: I-95
Exit #: 67

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

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