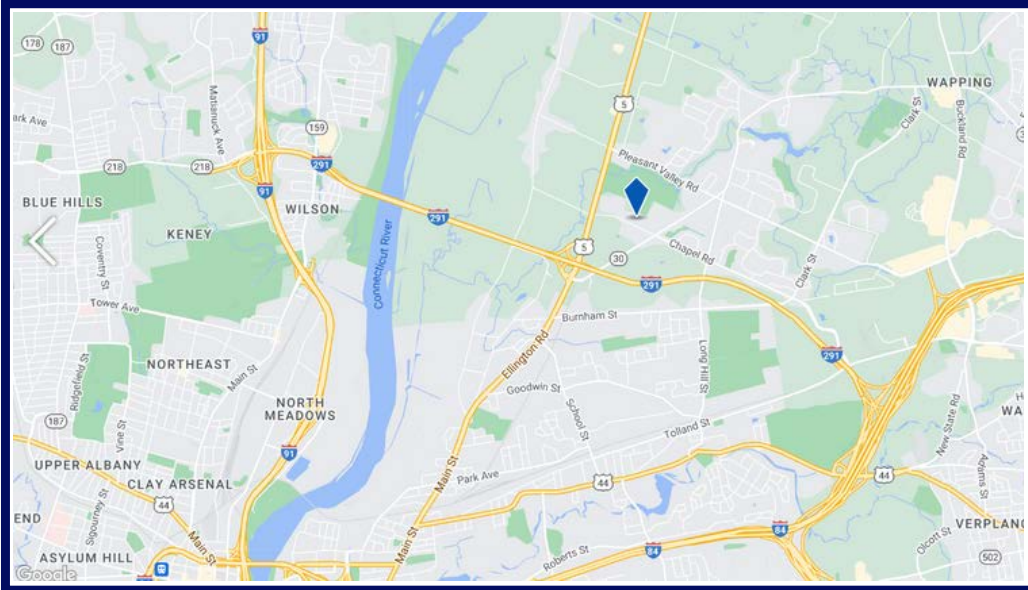


# 400 Chapel Road, South Windsor, CT 06074

For Lease 3,750 SF of Flex Space \$13.44

- Space is in Excellent Condition
- Central Air and Heating
- Kitchen
- Wi-Fi Connectivity
- Drop Ceilings
- Includes 2,000 SF of dedicated office space
- One Drive-In Bay
- Partitioned Offices
- Private Restrooms
- Security System
- Emergency Lighting



SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor - 3 I,J,K	3,750 SF	Negotiable	\$13.44 /SF/YR	Flex	Full Build-Out	Now



Great people, solid investments, integrity and creativity in real estate transactions.

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**Belinda Sadiku** 860-378-4732  
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 COMMERCIAL REAL ESTATE

# 400 Chapel Road, South Windsor, CT 06074

For Lease 3,750 SF of Flex Space \$13.44

## PROPERTY OVERVIEW:

Well situated business park with multiple tenants and owner occupants.

Excellent opportunity for a business who needs office and warehouse combination space. Difficult to find in the market at this rate, these type of units are very versatile allowing for a variety of uses. This is a three unit space built out as one. Owners will NOT subdivide. One drive-in door to the space that is approximately 10 feet. Lease approval is required by the condo association based on competition to current tenants. The office area has very nice finishes. Alarm system in place. 200 amps electrical. Modified gross rent; tenant pays utilities.



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