

# 481 Sullivan Ave, South Windsor, CT 06074

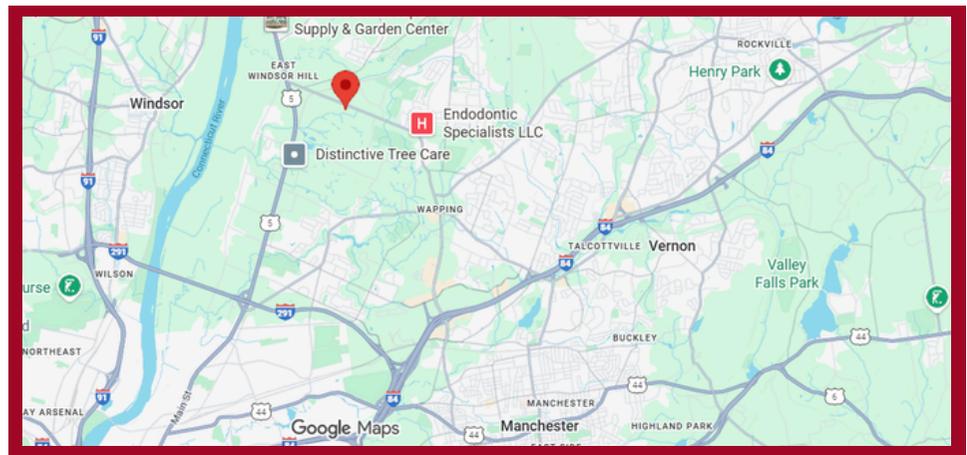
## 30,242 SF INDUSTRIAL AVAILABLE FOR LEASE



- 30,242 SF Industrial
- 2 (10 ton) cranes
- 1200 amps, 277/480 volts
- 4 Drive in doors and 2 docks
- Additional outdoor 1,200 sf structure for cold storage
- Airlines and busbar distributed through out

This industrial facility is perfectly suited for manufacturing operations, boasting extensive power and airline distribution throughout.

Additionally, the building features multiple drive-in and dock doors to facilitate easy access.



- Office Space - 3,754 SF
- Warehouse - 26,488 SF
- Ceiling Height - 10' - 21'
- Lot Size - 2.04 acres
- Zoning - I
- Parking - 52

- Power - 1200 amps, 277/480 volts
- Heat - Gas
- Air Conditioning - Office
- Lighting - Fluorescent
- Sprinkler
- Water/Sewer - City

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

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