

# 481 Sullivan Ave, South Windsor, CT 06074

## 30,242 SF INDUSTRIAL AVAILABLE FOR LEASE

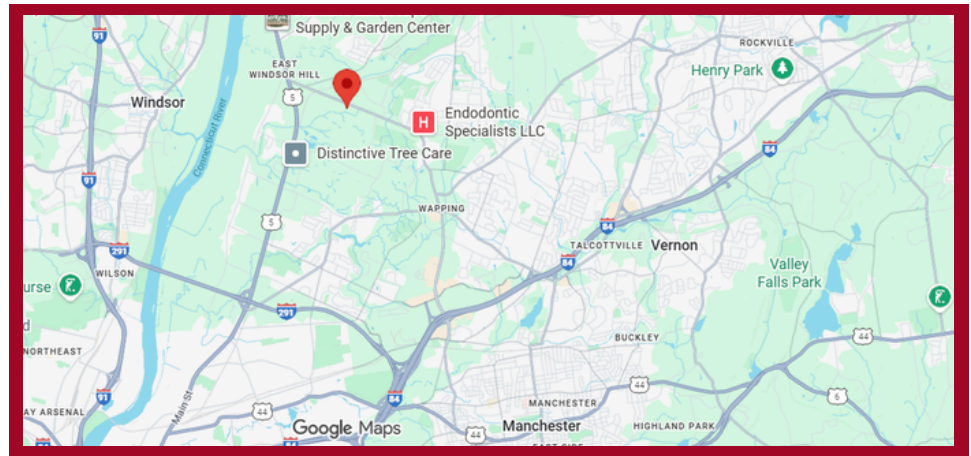


- 30,242 SF Industrial
- 2 (10 ton) cranes
- 1200 amps, 277/480 volts
- 4 Drive in doors and 2 docks
- Additional outdoor 1,200 sf structure for cold storage
- Airlines and busbar distributed through out

This industrial facility is perfectly suited for manufacturing operations, featuring high ceilings, new high efficiency LED lighting, extensive power and airline distribution throughout.

Other uses like warehousing, distribution, sports-athletic facility are also welcome.

Single or multiple tenant TBD based on needs.



- Office Space - 3,754 SF
- Warehouse - 26,488 SF
- Ceiling Height - 16' - 22'
- Lot Size - 2.04 acres
- Zoning - I
- Parking - 52

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

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

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**Commercial Real Estate**

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