



FOR LEASE

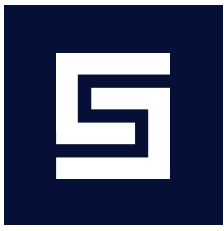
30,000 SF FLEX SPACE

8 NUTMEG ROAD | SOUTH WINDSOR, CT 06074

DAVID MURDOCK
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



FOR LEASE

30,000 SF FLEX SPACE

8 NUTMEG ROAD | SOUTH WINDSOR, CT 06074



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 30,000 SF for lease at 8 Nutmeg Road in South Windsor. The space includes approximately 7,600 SF of finished office area and is fully air-conditioned throughout. Well suited for manufacturing, engineering, or flex users, the property features heavy power, two drive-in doors, one scissor lift, and predominantly drop ceilings throughout the space.

PROPERTY HIGHLIGHTS

- 100% air-conditioned
- 2 drive in doors; one with scissor lift
- Large parking lot
- Ideally located minutes from I-291, I-91 and I-84

OFFERING SUMMARY

Lease Rate:	\$10.50 NNN
Available SF:	30,000 SF
Lot Size:	5.32 Acres
Building Size:	129,737 SF

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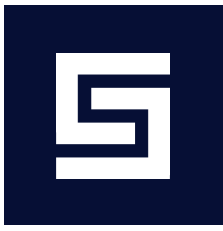
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\$10.50 NNN

BUILDING SPECIFICATIONS

Building Size	129,737 SF
Available Space	30,000 SF
Office Space	7,600 SF +/-
Warehouse/Engineering	22,400 SF +/-
Ceiling Height	8'05" - 10'10"
Drives	2; one with scissor lift
Column Spacing	30' x 40'
Year Built	1961

MECHANICAL/UTILITIES

Power	1,000 amps, 480 volts
Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Water/Sewer Company	Yes

LAND

Lot Size	5.32 Acres
Parking	Total 400 +
Zoning	I

TAXES

Tax PSF	\$0.66 SF
Year Assessed	2026
Mill Rate	37.01

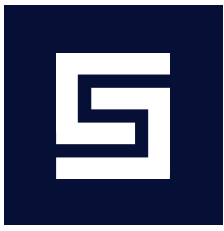


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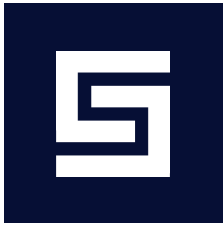


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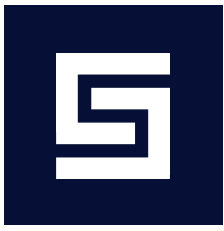


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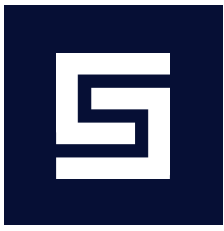


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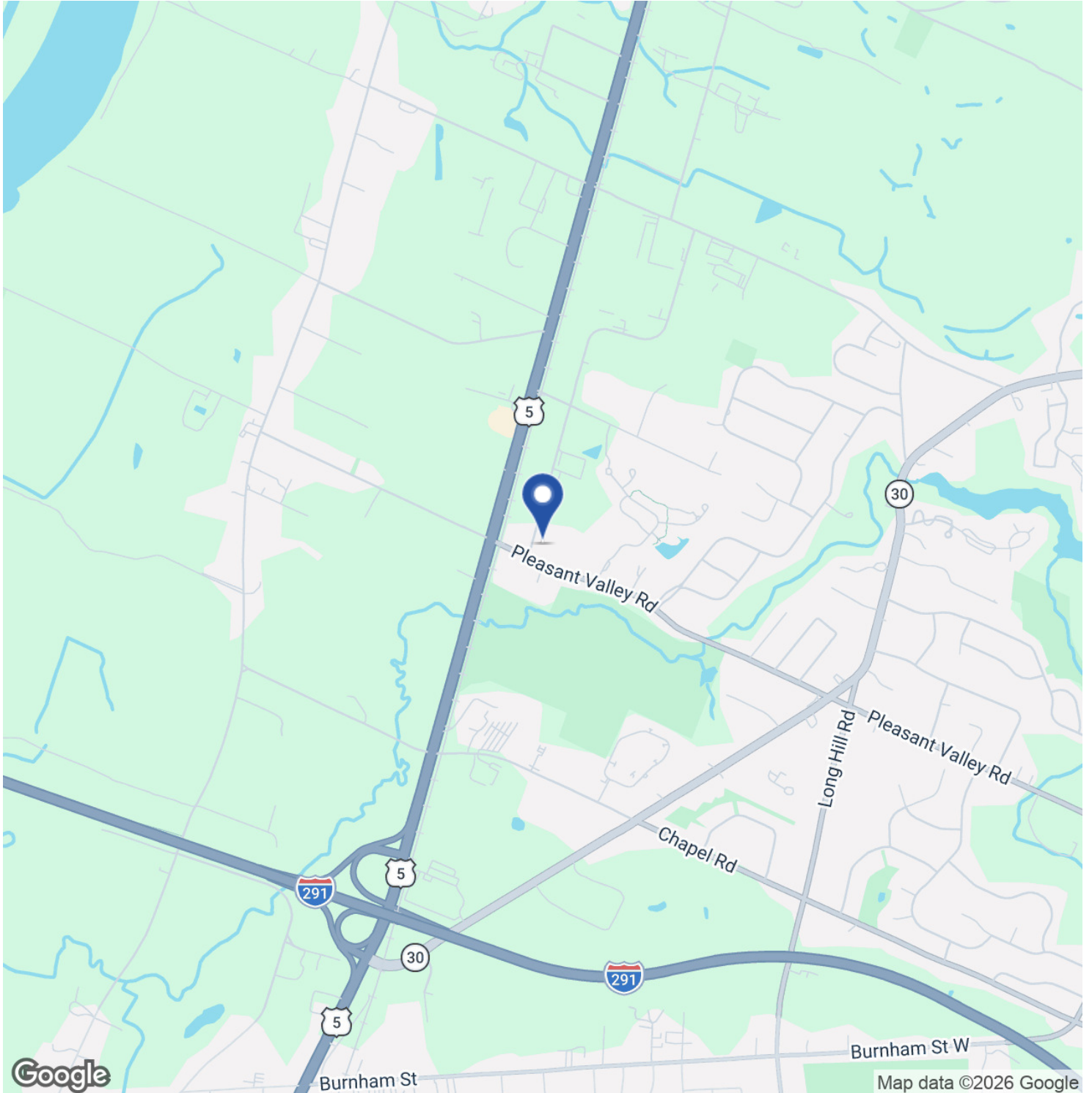
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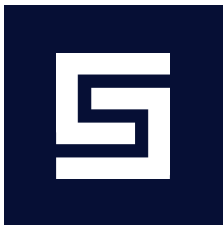
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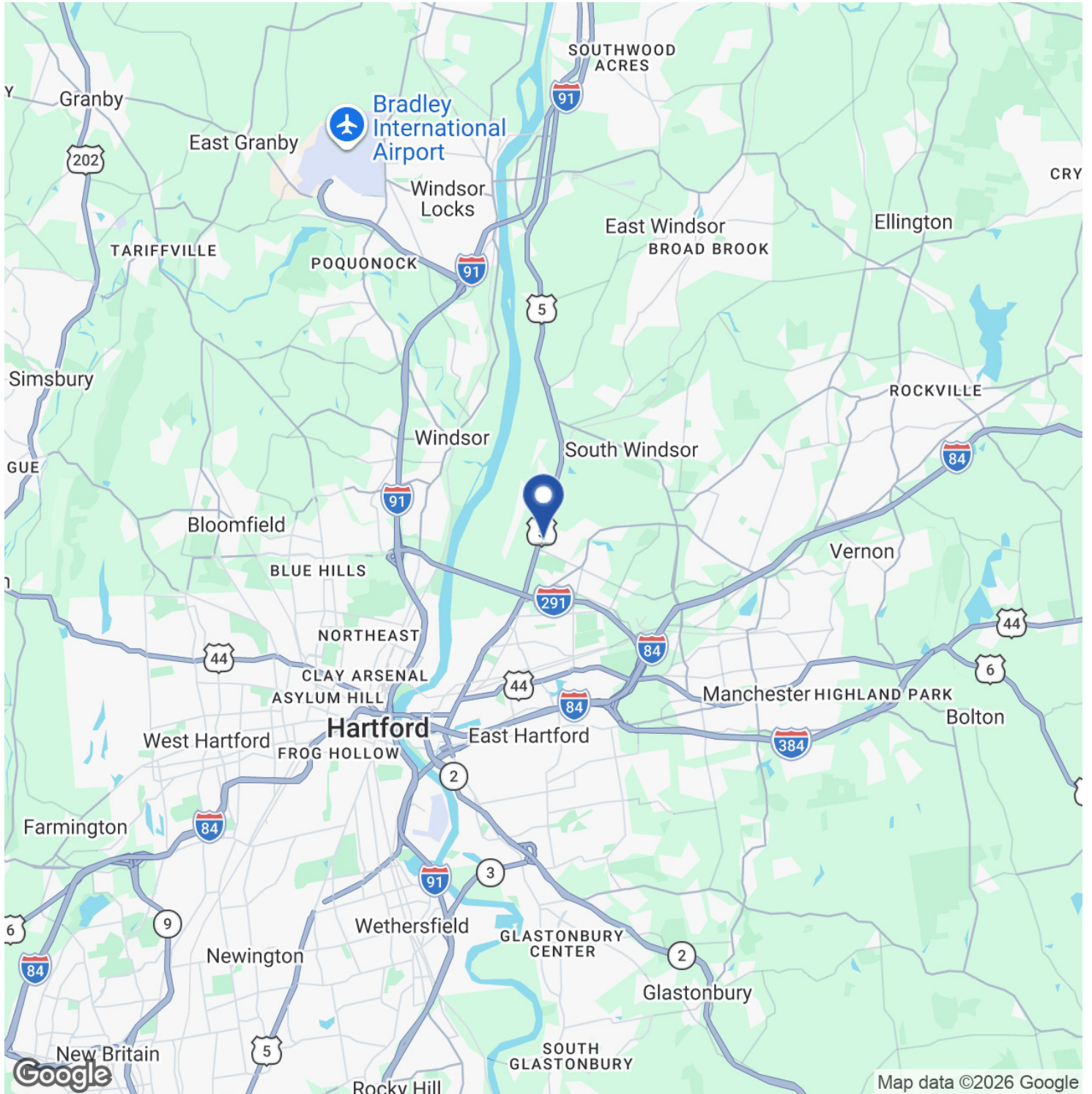
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FOR LEASE

30,000 SF INDUSTRIAL SPACE

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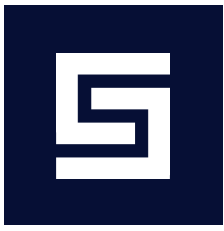
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