



34 Patria Rd

34 Patria Rd, South Windsor, CT 06074

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



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34 Patria Rd

\$10.00 /SF/YR

Unit #1 Commercial Studio Space for Lease

Exceptional opportunity to lease a versatile studio space at 34 Patria Rd, South Windsor, CT (also known as 259 Sullivan Ave), ideally suited for a dance studio, yoga or fitness studio, martial arts (karate/Jujutsu), performing arts, or other specialized uses. Previously home to Dance Progressions, this well-designed facility features two very large studio rooms with high ceilings and raised flooring, offering excellent space, comfort, and functionality for movement-based businesses. The layout also includes a welcoming waiting/reception area, private office space, and three bathrooms, making it ideal for both instructors and clients.

Conveniently located just off CT Route 194 and CT Route 5, the property offers strong visibility and easy access for customers traveling from surrounding towns. Ample on-site parking and a professional setting further enhance its appeal. This is a rare opportunity to secure a purpose-built studio space in a prime South Windsor location—ready for your business to step right in and thrive.

Unit...



Rental Rate: \$10.00 /SF/YR

Property Type: Flex

Building Class: C

Rentable Building Area: 18,550 SF

Year Built: 1990

Rental Rate Mo: \$0.83 /SF/MO

1st Floor

1

Space Available	3,450 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1st Floor

2

Space Available	10,342 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dance Progressions LLC	-	
Lightning Fitness LLC	-	
Oulundsen's Tae Kwon DO LLC	-	



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Unit #2 Industrial / Commercial Space for Lease

Excellent opportunity to lease a large open industrial commercial space at 34 Patria Rd, South Windsor, CT (also known as 259 Sullivan Ave). Currently occupied by AMK Welding, a Meyer Tool Company, this well-maintained facility is designed to accommodate a wide range of industrial, manufacturing, warehouse, or contractor uses.

The space features 20+ foot ceilings, four 12-foot roll-up doors for efficient loading and workflow, and a wide-open layout ideal for flexible operations. Additional amenities include a dedicated office, bathroom, gas heat, and air conditioning, providing both functionality and comfort for daily operations.

Strategically located just off CT Route 194 and CT Route 5, the property offers excellent access for employees, deliveries, and distribution throughout the region.

A versatile, high-bay industrial space in a convenient South Windsor location—perfect for a multitude of business uses.

Property Photos



Property Photos

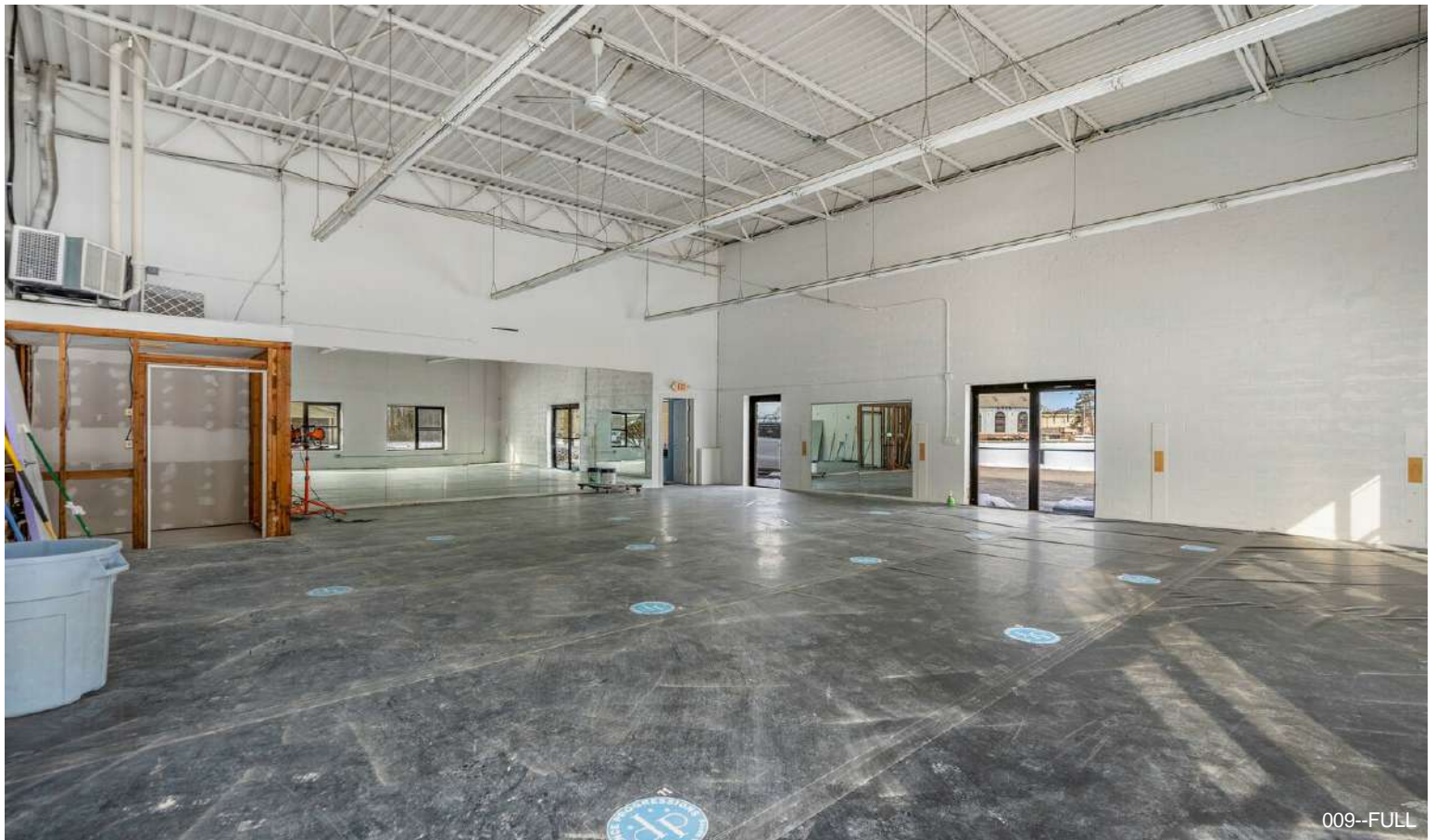


006--FULL



007--FULL

Property Photos



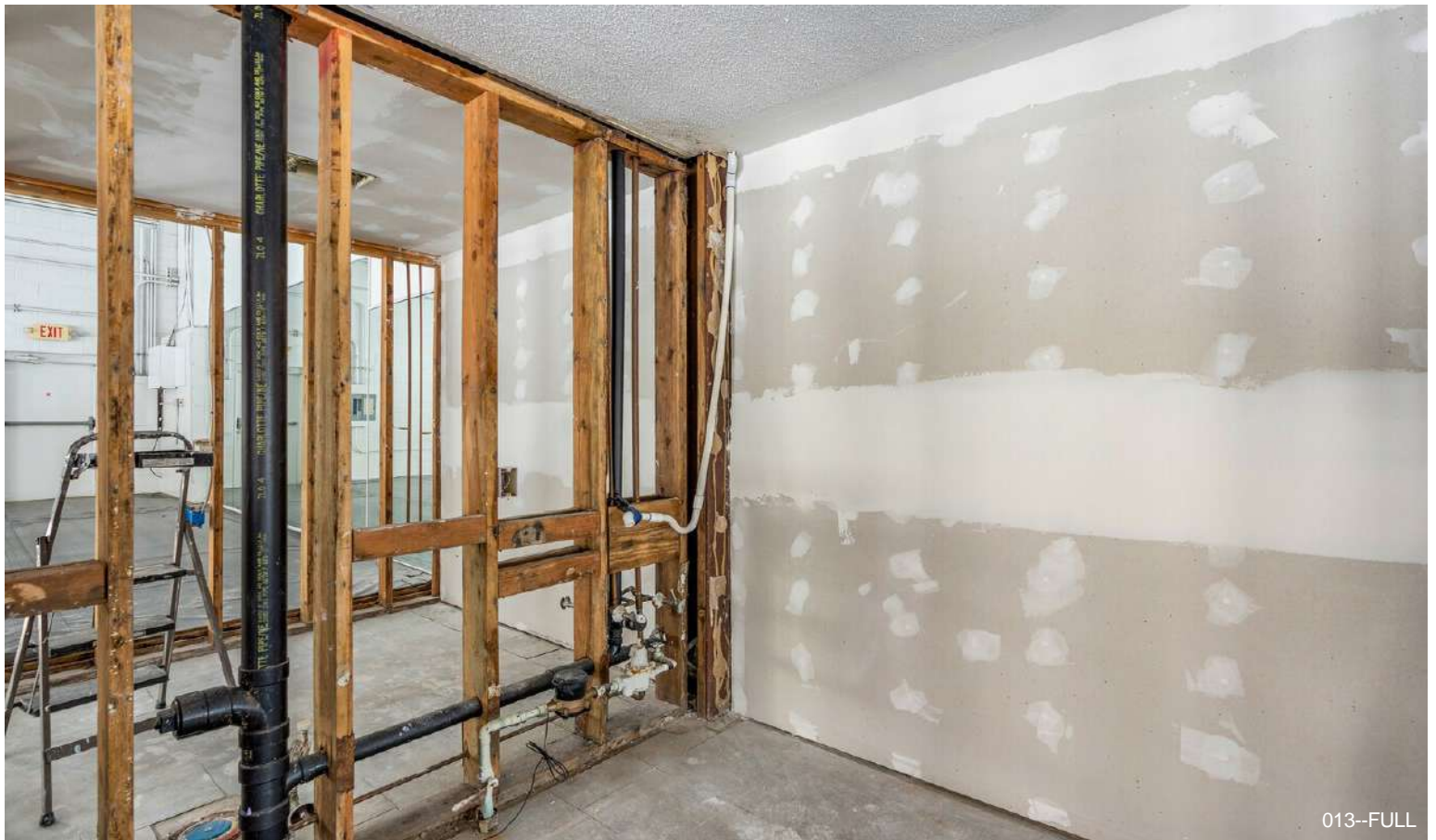
Property Photos



Property Photos

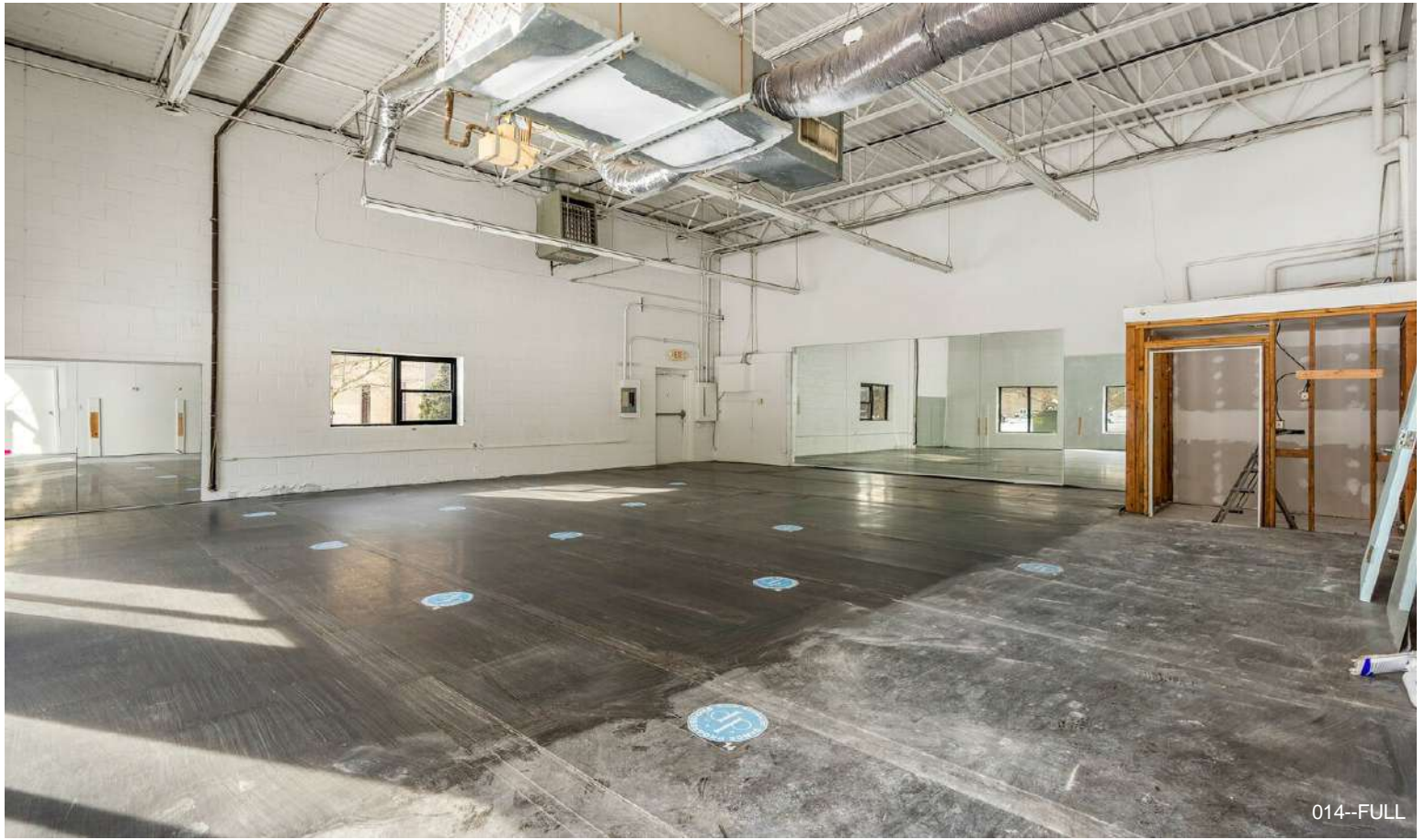


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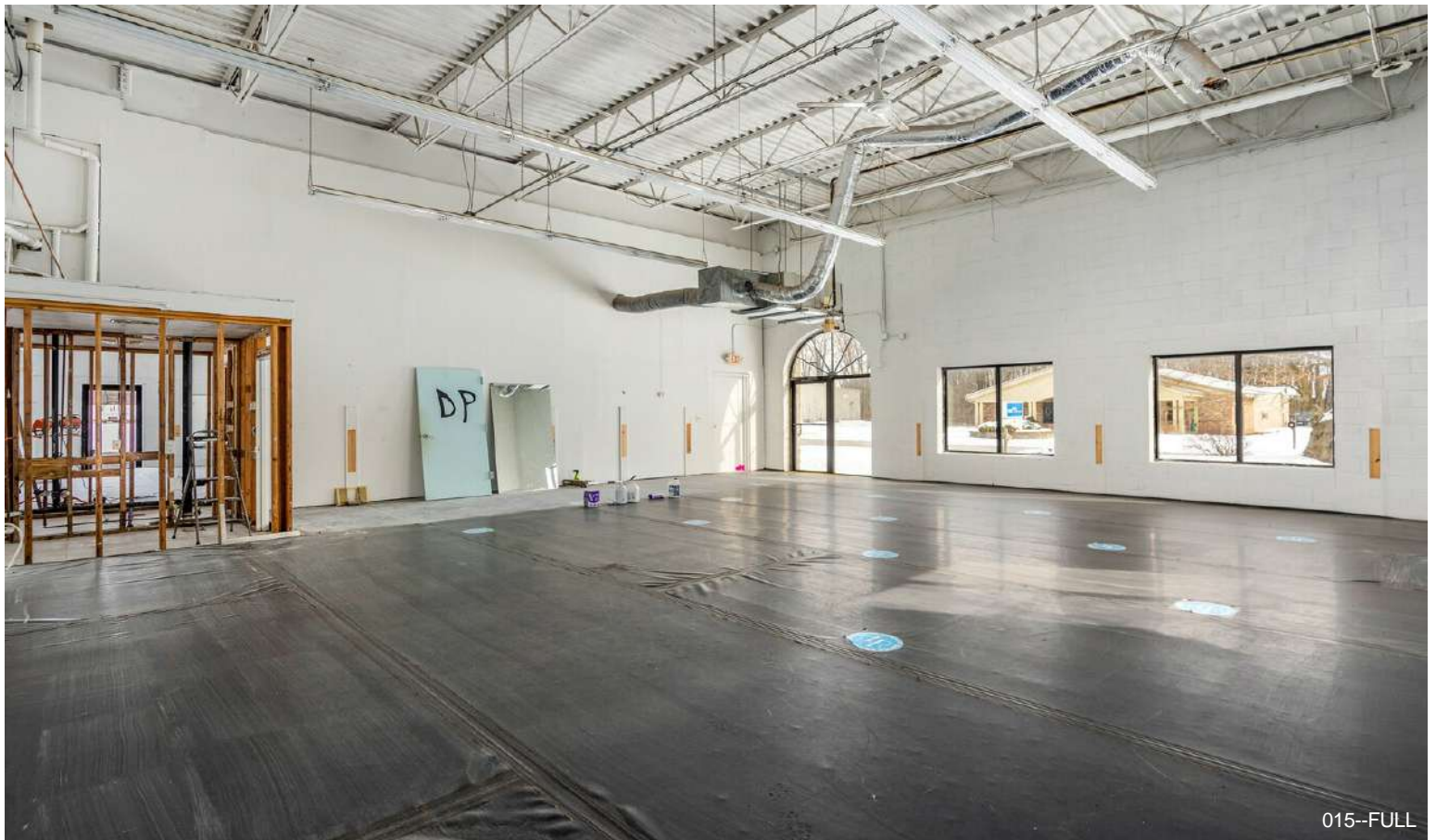


013--FULL

Property Photos



014-FULL



015-FULL

Property Photos



Property Photos

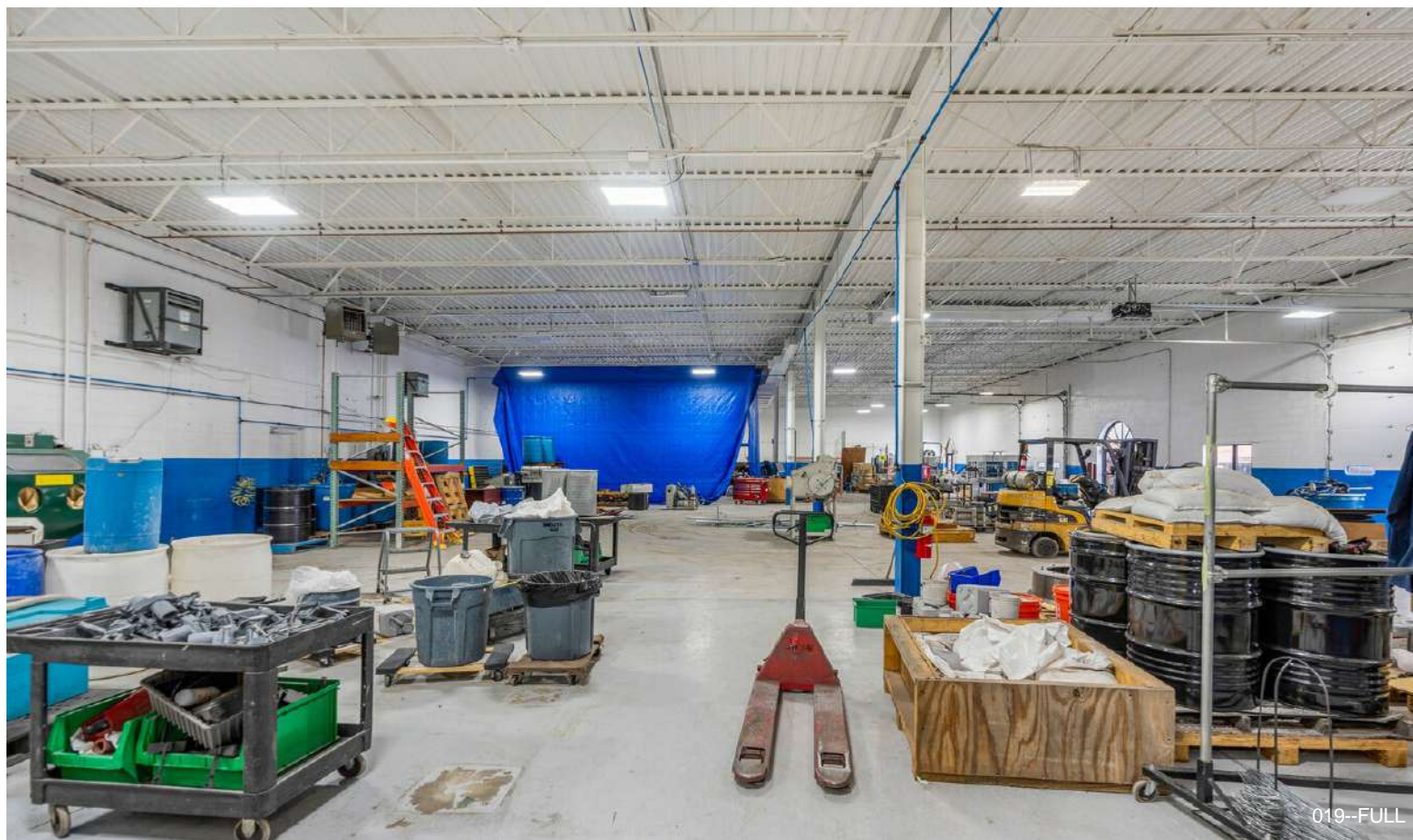


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018-FULL

Property Photos



Property Photos



Property Photos



023--FULL



024--FULL

Property Photos

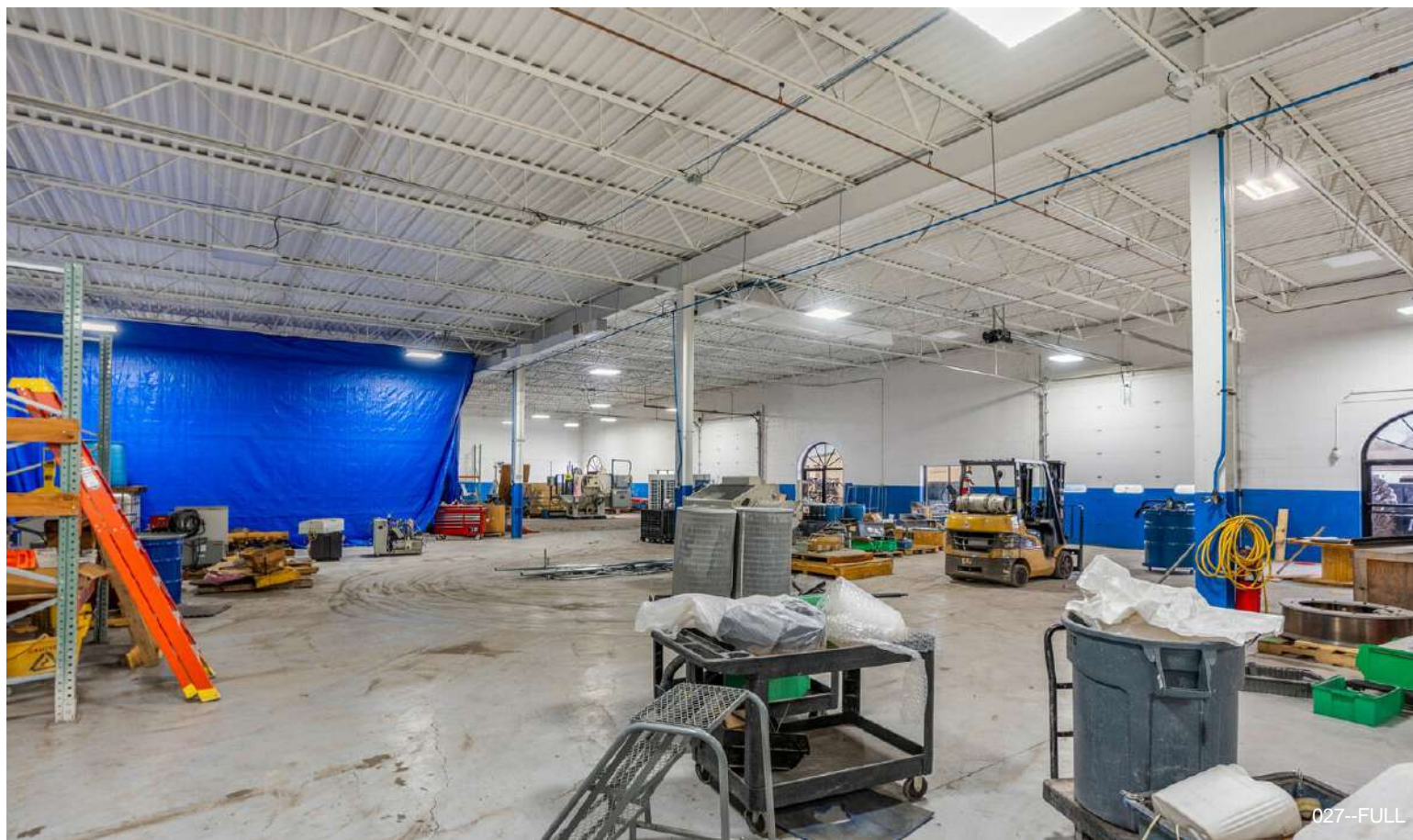


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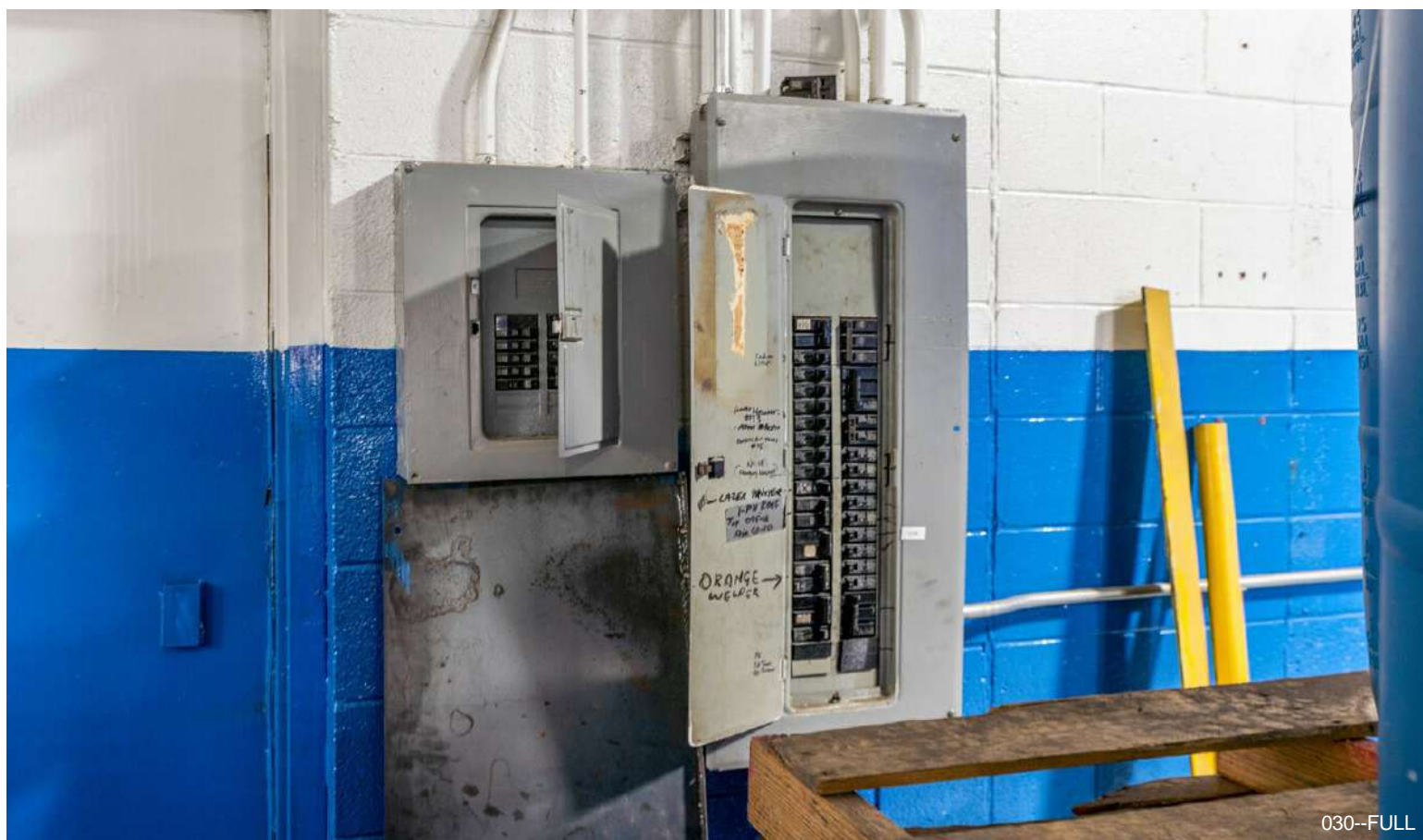
Property Photos



Property Photos



029--FULL



030--FULL

Property Photos



Property Photos



033--FULL



034--FULL

Property Photos



Building Photo