

FOR SALE OR LEASE

174 SOUTH ROAD

± 13,350 SF OFFICE BUILDING

100% VACANT IDEAL SINGLE-TENANT OPPORTUNITY

ENFIELD, CT



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174
SOUTH STREET
Enfield, Connecticut



PROPERTY OVERVIEW

±13,350 SF SINGLE-TENANT OPPORTUNITY

CBRE/New England is pleased to offer for sale or lease 174 South Road in Enfield, a ±13,350 SF single-story flex office building located within the Enfield Memorial Industrial Park. Formerly 100% leased to EnerNOC, the property is configured for single-tenant occupancy but could potentially be converted and repositioned for a variety of uses. Building features include exterior monument signage, 4/1,000 SF on-site surface parking, multiple private entrances, 12' high ceilings, reception area/lobby, kitchen, large conference room, file room, IT room and a combination of private offices and open space.

The property is prominently located on South Road, approximately 1.25 miles from Interstate 91 and less than three miles from the Connecticut/Massachusetts state border and is immediately available for sale at an asking price of \$1,300,000 or for lease at \$16.50/SF gross.



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