



1565 Monroe Turnpike

1565 Monroe Turnpike, Monroe, CT 06468



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1565 Monroe Turnpike

\$8.00 - \$13.00 /SF/Yr

Retail and Flex space in the process of redevelopment. This is an amazing location for Flex /Retail on Route 111. New owner is building out and redeveloping the space. This is a great time to sign a lease and expand your business within a major development in Monroe. Easy access to Route 34 and Route 8 High ceilings 14 foot in retail.

The building frontage faces Route 111 and has the opportunity for great Signage and is ideal for Destination retail, Kitchen and Design Show Rooms or Fitness, Yoga, Martial Arts....

- Easy access to route 111, route 34 and route 8
- Open floor plan with own bathrooms.



Rental Rate:	\$8.00 - \$13.00 /SF/Yr
Total Space Available:	20,250 SF
Max. Contiguous:	4,500.00 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Rentable Building Area:	18,000 SF
Year Built:	1984
Taxes:	\$0.18 USD/SF/Mo
Operating Expenses:	\$0.16 USD/SF/Mo
Rental Rate Mo:	\$1.08 USD/SF/Mo

1st Floor

Space Available	2,250 SF
Rental Rate	\$13.00 /SF/Yr
Date Available	July 01, 2022
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Amazing Retail opportunity for Route 111 visibility with Signage and store frontage.

1st Floor Ste 101

Space Available	4,500 SF
Rental Rate	\$8.00 /SF/Yr
Contiguous Area	4,500 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Flex Space perfect for Light industrial, woodworking, Warehousing and cabinetry.

1st Floor Ste 102

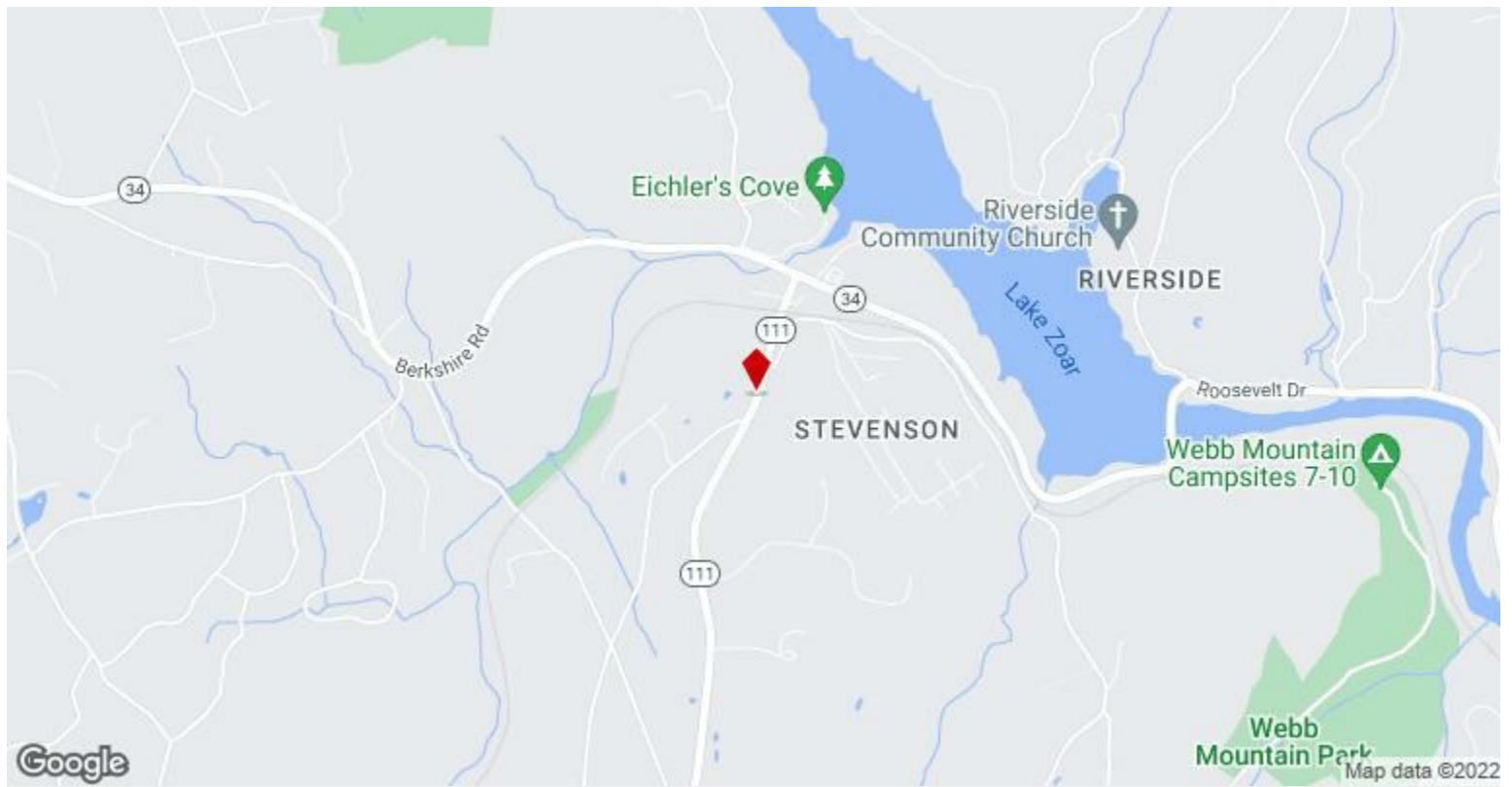
Space Available	4,500 SF
Rental Rate	\$8.00 /SF/Yr
Date Available	July 30, 2022
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

4500 SQ FT Flex warehouse space 18Foot high ceilings and easy access drive-in. Perfect for distribution, assembly, and showroom space. Part of the Largest redevelopment in Monroe.

Ground

Space Available	9,000 SF
Rental Rate	\$13.00 /SF/Yr
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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Property Photos



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