

FOR LEASE

INDUSTRIAL SPACE

±28,918 SF

40 SEBETHE DRIVE

Cromwell, CT



CBRE has been retained to lease a ±28,918 SF industrial space at 40 Sebethe Drive located in Cromwell, Connecticut. 40 Sebethe is a Class A flex building with great clear height and loading capabilities.



PROPERTY OVERVIEW

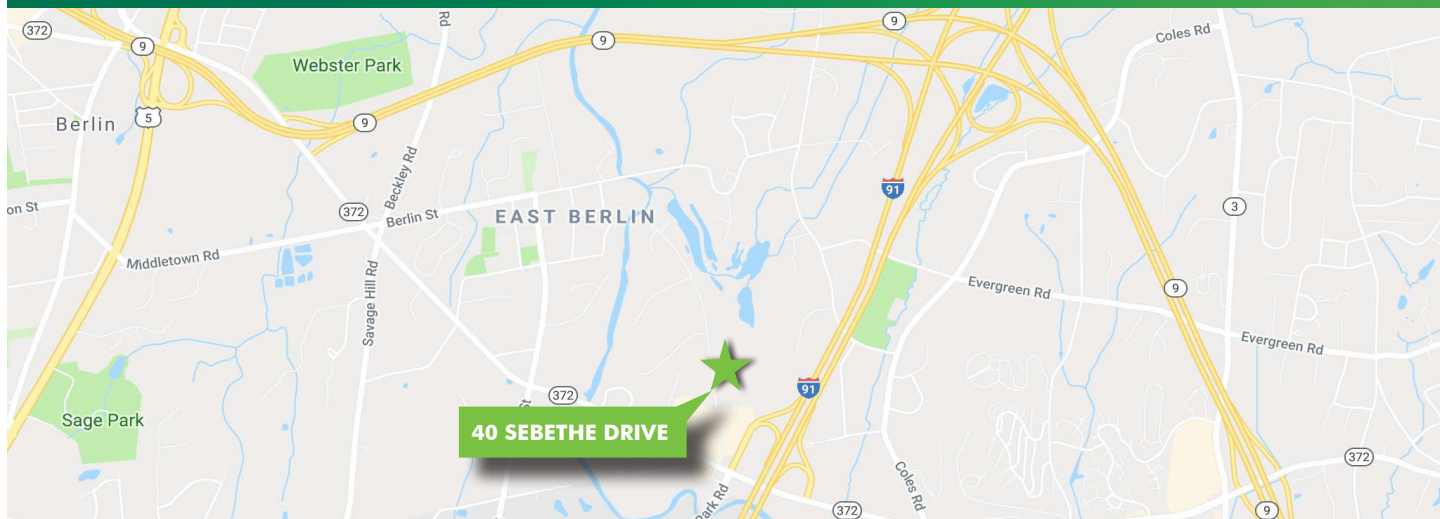
- + **Available:** ±28,918 SF
- + **Year Built:** 1998
- + **Clear Height:** 22' - 25'
- + **Construction:** Concrete block and metal
- + **Floor:** Concrete
- + **Roof:** Gable
- + **Column Spacing:** 36' x 40'
- + **Land Area:** 8.82 acres
- + **Zoning:** Industrial (IND)
- + **Sprinkler:** Wet system
- + **Lighting:** T-5
- + **Heating:** Gas
- + **Utilities:**
 - **Water/Septic:** City of Cromwell
 - **Gas:** Yankee Gas
 - **Electric:** Eversource
- + **Power:** 1200 Amps, 480/277 Volt
- + **Lease Rate:** \$8.00/SF NNN (CAM is \$5.42/SF)
- + **Location:** Cromwell's Industrial Park, less than one mile from Interstate 91, Exit 21

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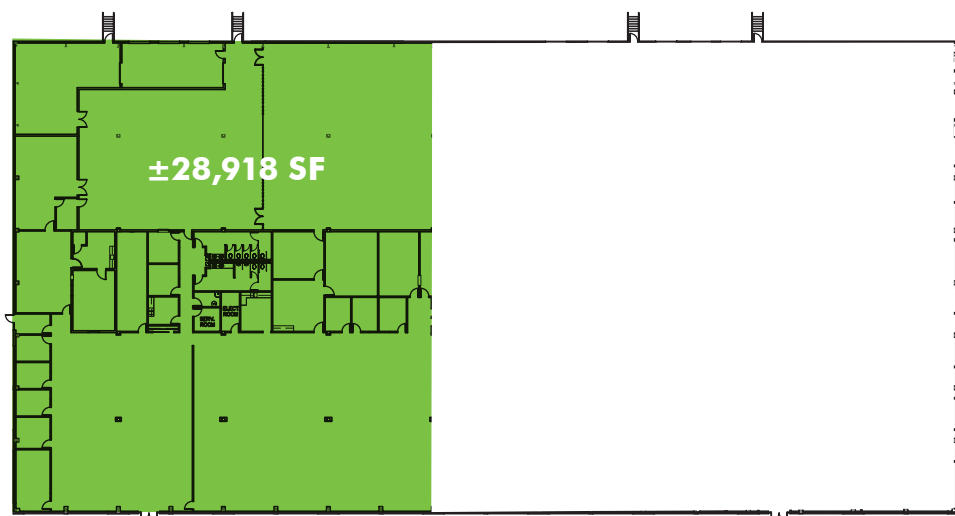
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FLOOR PLAN



CONTACT US

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