



FOR SALE \$1,800,000

**57,764 SF OF FLEX TELECOM /DATA CENTER SPACE
OFF EXIT 38 ON I-91N**



100 LAMBERTON ROAD
WINDSOR, CT

Partnership. Performance.

FOR MORE
INFORMATION
PLEASE CONTACT:

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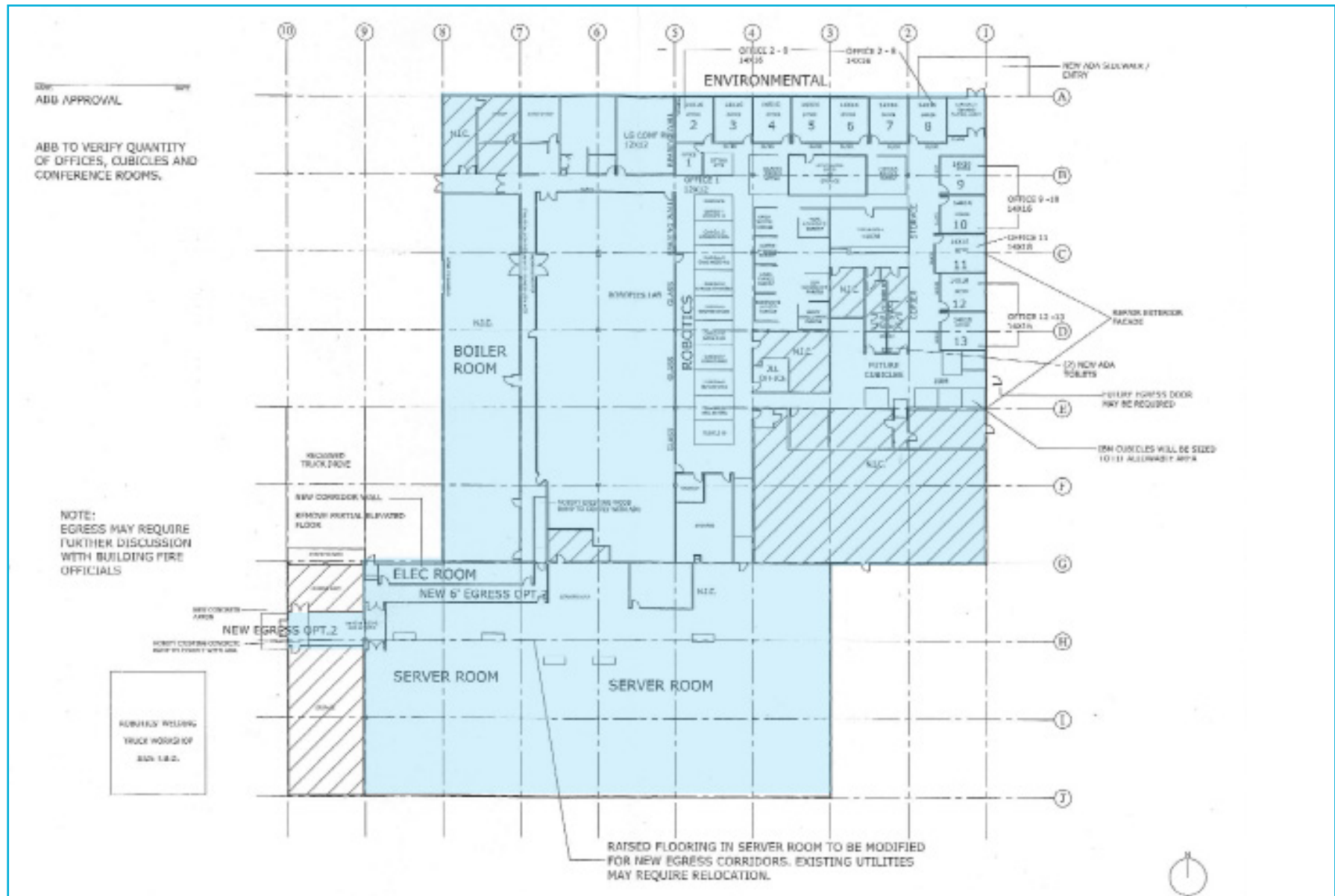
PROPERTY HIGHLIGHTS

Building Size	57,746 square foot telecom/ datacenter building with 12,544 SF of office space. Building can be subdivided for multi-tenant use.
Land	7.98 acres with 5,789 feet of frontage along Lambertson Road and 891 feet of non-access frontage along Interstate 91 S
Year Built	1963
Parking	The parcel has 165 vehicle stalls, a ratio of 2.9 per 1,000 square feet
Structure	Reinforced concrete foundation, concrete block and brick veneer exterior walls
Ceiling Height	17' clear ceiling height, 25' x 25' column spacing
Doors	1 loading dock door, 2 drive-in doors
Roof	Flat metal decking with composite cover. Replacement roof completed in August 1999. 10,000 SF replaced in 2009 and additional 5,000 SF replaced in 2013. The roof is inspected annually.
Floor	Composite tile floor raised 20" in 14,110 square foot computer room
HVAC	Five make-up units supply conditioned air to the office areas through duct work in ceiling. Re-heat coils in duct work provide heating. Carrier chillers provide cooling for the building.
Electric	Transformers provide 480/277 volt, three phase, four wire power to a 4,000 ampere rated main.
Gas	Available on street
Emergency Power	Two, 800 kilowatt turbine generators that are fueled by diesel fuel stored in 8,000 gallon capacity underground oil-tank. Mechanical room includes a battery system that coupled with the generators, provide the building with an uninterrupted power source (UPS).
Life/Safety	The building includes a fully addressable fire command center. The entire building is fully protected by wet-pipe fire sprinkler systems. Security includes four exterior cameras views at the main guard shack.
2014 Taxes	\$38,392.20
Sales Price	\$1,800,000



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FLOOR PLAN



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