

FOR LEASE > INDUSTRIAL BUILDING

# 2055 South Main St

MIDDLETOWN, CT 06457



## 2055 South Main Street > Industrial

Colliers International is pleased to present 2055 South Main Street, a 37,000 SF building situated on 5.38 acres in Middletown, CT. This is a flex building appealing to users and investors across all industries as the building has heavy power, A/C in the production area, and high-bay storage. Ample parking for office users is also a potential reuse possibility.

### DIRECTIONS

From Hartford, take I-91 South. Take Exit 22 South to merge into CT-9 South. Take Exit 13 for Rt 17 South.

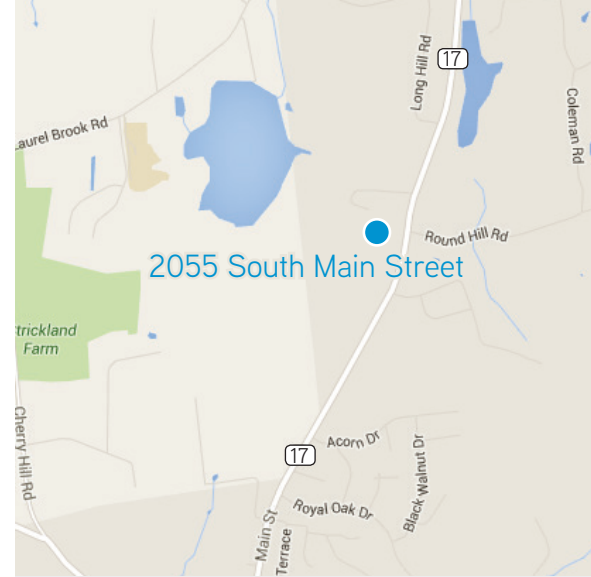
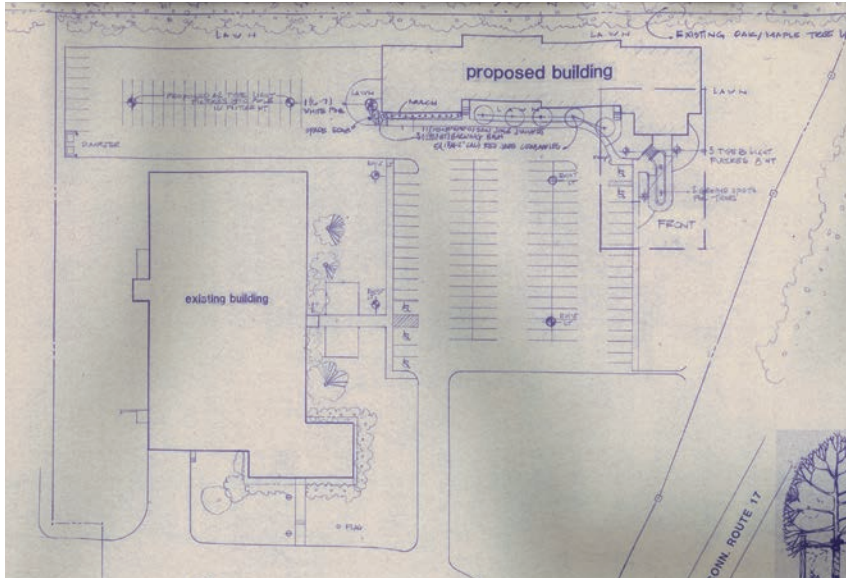
## Building Amenities

- > 37,000 SF industrial building
- > Two dock doors - 1 leveler
- > Two 12' drive-in doors in storage section
- > 22'-24' clear height in 10,000 SF warehouse
- > 100% sprinklered and 100% A/C in production area
- > Lease Rate: \$3.75/SF NNN

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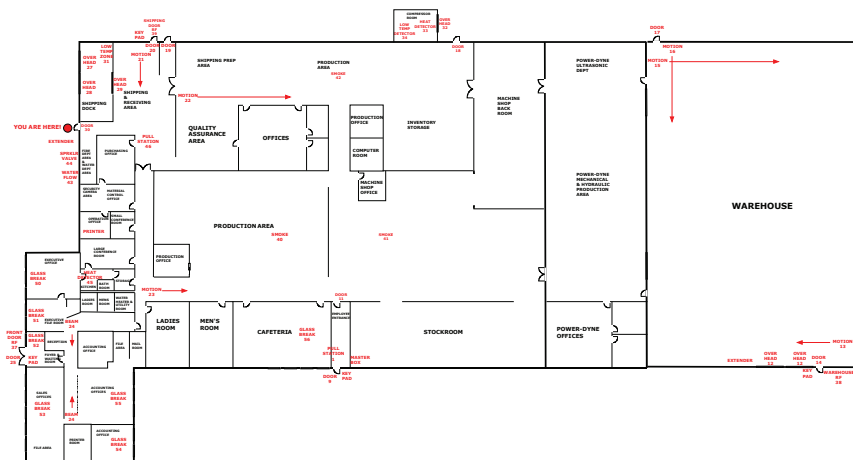
## 2055 South Main Street > Site Plan



## Contact Us

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## 2055 South Main Street > Floor Plan



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