



For Lease

370 North Main Street, Marlborough, CT

+/- 20,000 SF of First Class Flex-Type Industrial Space on 4.52 Acres

370 North Main Street Marlborough, Connecticut

370 North Main Street, Marlborough, Connecticut is a high-quality industrial/flex/high-tech facility situated on 4.52 acres. The 20,000 SF of available space features 1 loading dock, 2 drive-in-doors, 14'-16' clear height, and ample parking. The property is also conveniently located just off of Route 2 at Exit 13

Property specifications

- 21,197 SF industrial / high-tech / flex type facility
- +/- 20,000 SF available for lease
- Built in 1995 and expanded in 2006
- Ceiling height of 14'-16' clear
- Efficient column spacing
- 1 loading dock and 2 drive-in-doors
- 6,000+ SF of office space
- Ample parking on 4.52 acres
- Fully air-conditioned
- Helipad on site
- Kohler back-up generator
- Property taxes of \$1.00 per SF

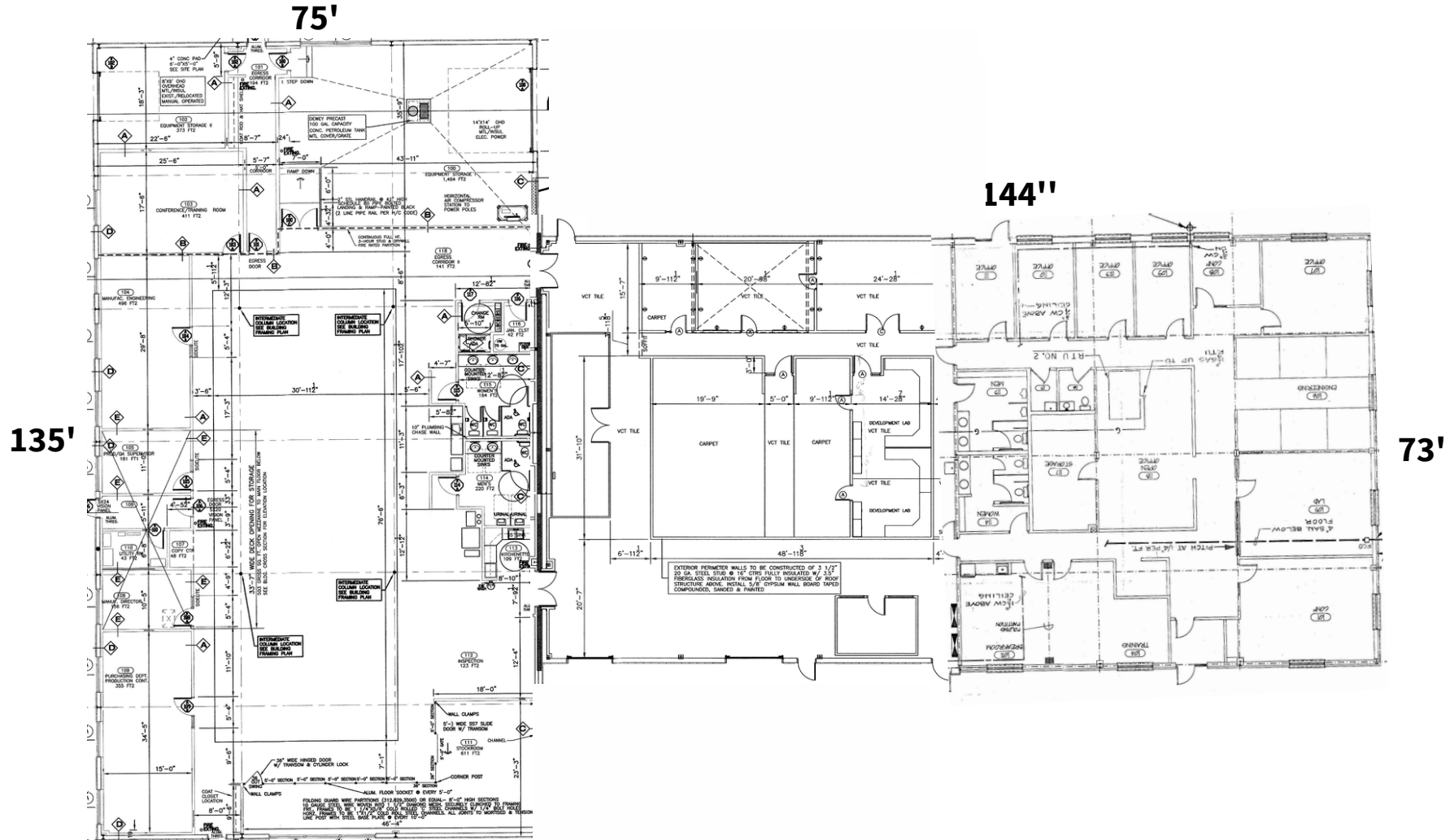
Advantages and amenities

- Located just off Route 2 at Exit 13
- Excellent access to labor (Hartford/Norwich)
- Proven industrial location

Asking Lease Rate: \$8.75 per SF NNN



Floor Plan



370 North Main Street
Marlborough, Connecticut

Location Overview

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Marlborough, CT

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