

FOR SALE / LEASE

MATTHEWS COMMERCIAL PROPERTIES

765 Straits Turnpike, Middlebury, CT 06762

MEDICAL / PROFESSIONAL OFFICE BUILDING



- **32,708 SF building located off of I-84 Exit 17**
- **2 Story Building with Elevator**
- **Located within multiple retail, medical and professional offices**
- **Traffic Count: 13,000 vehicles daily**
- **Lease Rate: \$19.95 Gross plus Utilities**
- **Sales Price: \$2,750,000.00**

EXCLUSIVELY LISTED BY:

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

GERRY D. MATTHEWS

203.753.5800 / matthewscre@gmail.com

FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



BUILDING		MECHANICALS	
Total SF	32,708 SF+/-	Heat Source/ Type	Yes
Number of Floors	2	Air Conditioning	Yes
Available SF	32,708 SF+/-	Sprinklered	Yes - Wet
Will Subdivide	Yes	Elevator	Yes - 2 Stops
Exterior Construction	Stucco /Drive-It	TAXES	
Interior Construction	Sheetrock	Appraised	\$2,853,800.00
Ceiling Height	10' Finished	Assessment	\$1,997,800.00
Roof	Rubber	Mill Rate	32.26
Date Built	2003	Total	\$64,449.02
UTILITIES		Date Assessed	2021
Sewer	Town	LAND	
Water	Town	Total Avai/acres	10.46
Gas	Eversource	Zoning	CA 40
Electrical	Eversource	Parking	4 / 1000 (125)
		Sales Price	\$2,750,000.00
		Lease Rate	\$19.95 PSF Gross plus Utilities

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

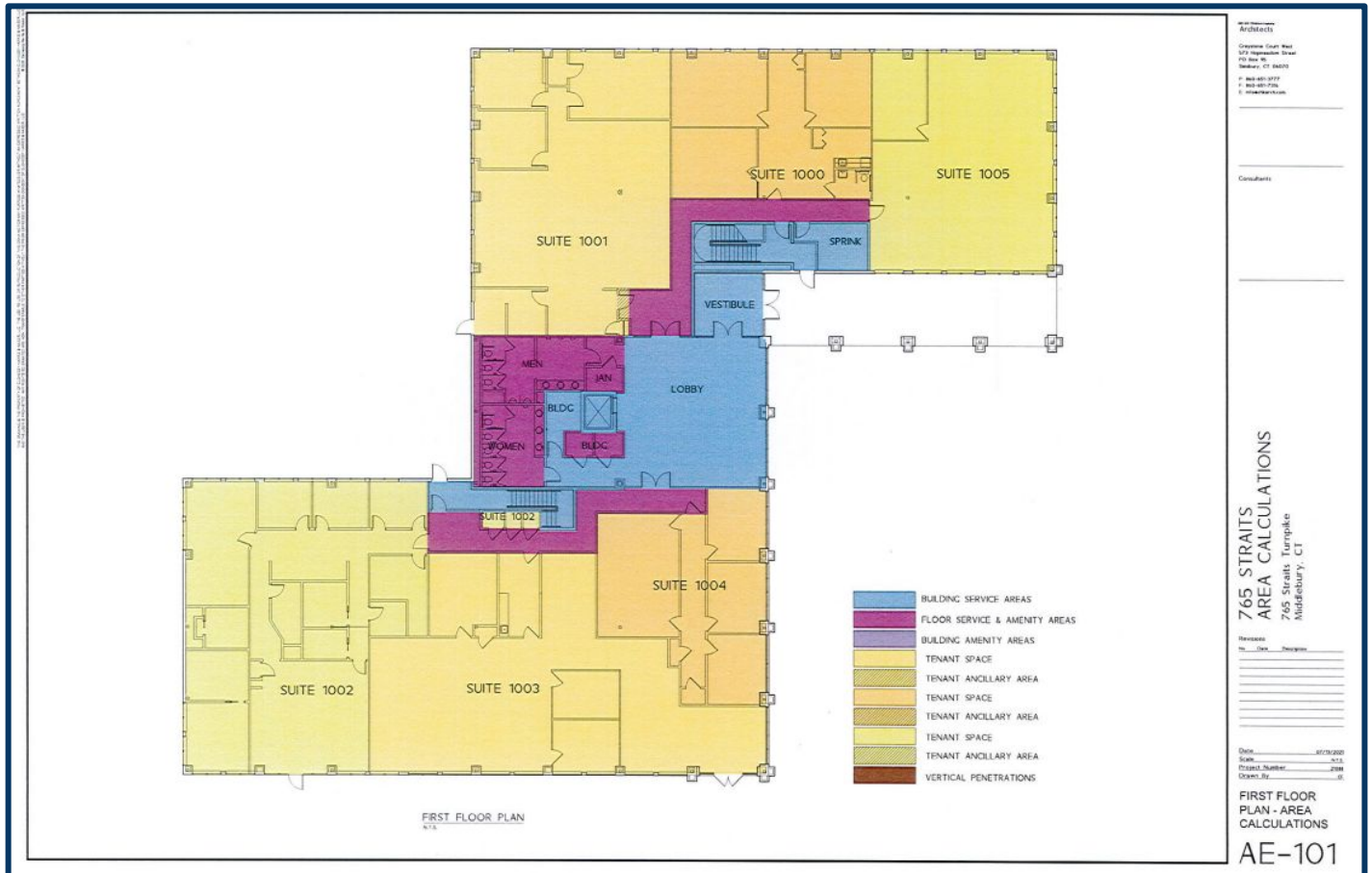
CONTACT: GERRY MATTHEWS 203-753-5800

FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES

1ST FLOOR



FIRST FLOOR:

SUITE #	SF+/-
• Suite 1000	1,559
• Suite 1001	2,816
• Suite 1002 (inc storage by stairs)	3,331
• Suite 1003	3,217
• Suite 1004	1,483
• Suite 1005	2,124

CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

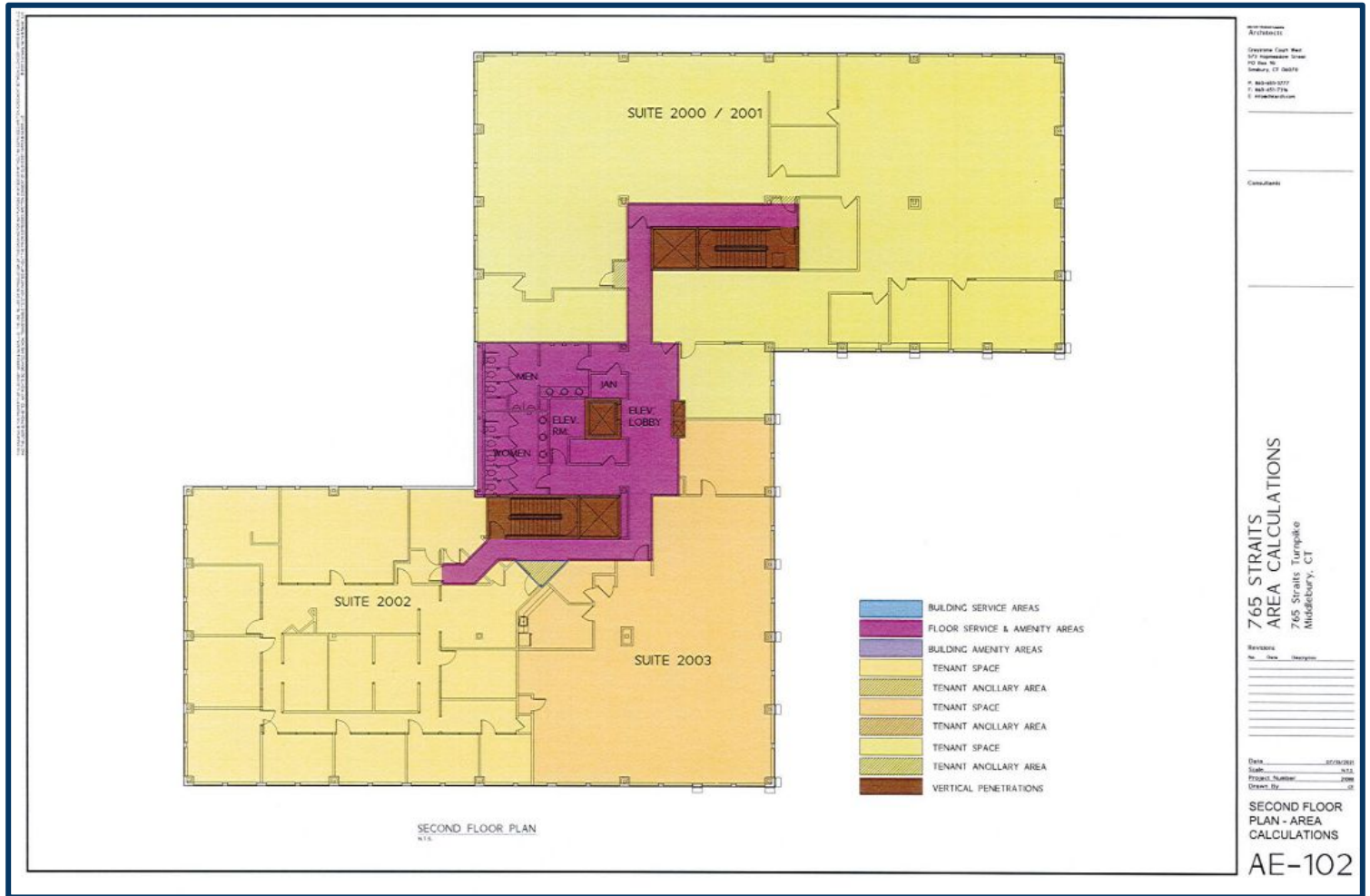
FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



2ND FLOOR



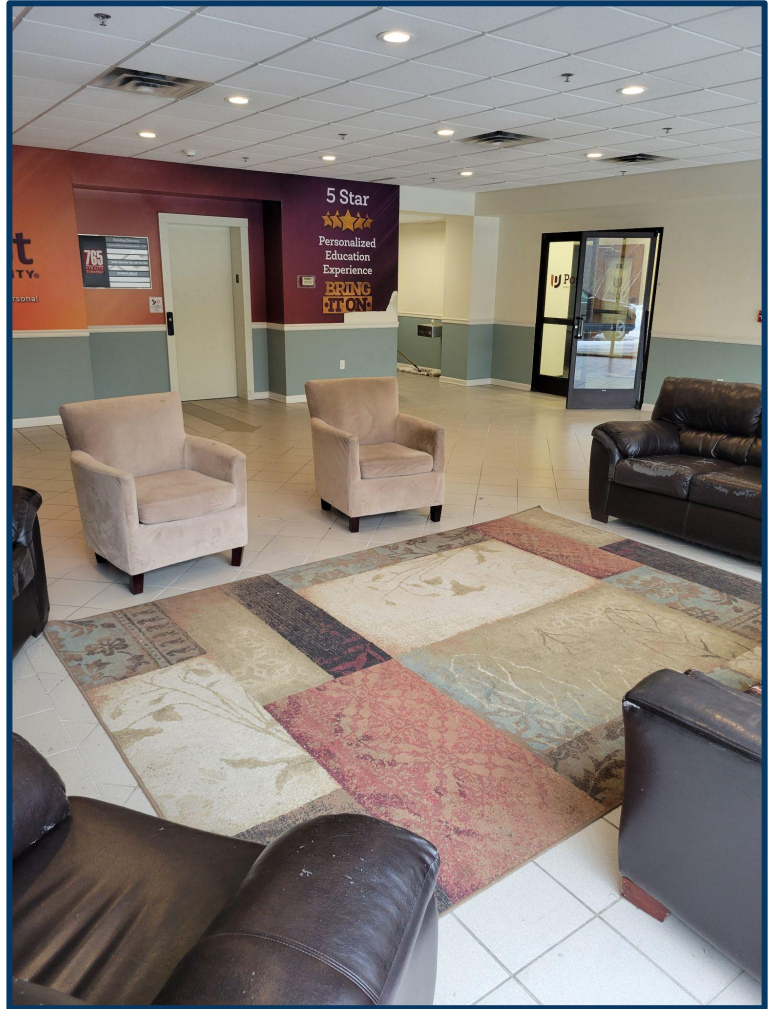
SECOND FLOOR

SUITE #	SF+/-
• Suite 2000 / 2001	8,474
• Suite 2002	4,969
• Suite 2003	3,569

FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



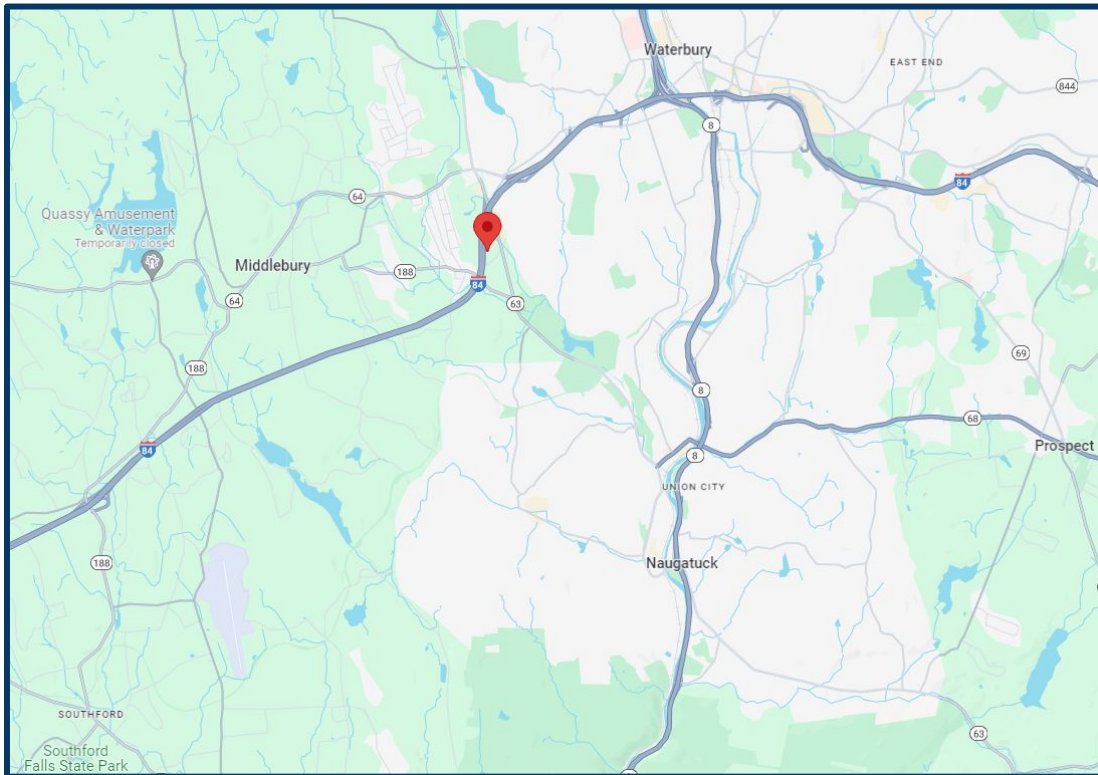
CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR SALE / LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com