

# FOR SUBLEASE

258 Prestige Park Rd., East Hartford, CT



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of a prime industrial unit situated in a thriving commercial hub within East Hartford, CT. This property has excellent connectivity to major highways, making transportation and distribution convenient. With a small reception area and a wide open floor plan, this unit is laid out ideally for any manufacturing, warehousing, or distribution use.

## PROPERTY FEATURES

- 6,010 SF +/- Industrial / Warehouse Unit
- 1 Loading Dock: 9.6' x 8.5'
- High Ceilings: 18.5' Clear
- Open Floor Plan
- Small Office / Reception Area with Mezzanine Above
- Secure and Well-Maintained Facility
- Gas Heat & Central A/C in Warehouse

## LEASE RATE

- \$6.00 PSF + \$3.53 PSF NNN + Electric
- \$4,772.94 Per Month + Electric
- Gas Heat is Included
- Sublease Expires: 03/31/2029

**NOAH D. MATTHEWS**  
203-721-3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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MATTHEWS COMMERCIAL PROPERTIES

## BUILDING

Total SF	61,463 SF +/-
Total Available SF	6,010 SF +/-
Exterior Construction	Brick / Concrete Cinder Asphalt / Shingle Roof
Interior Construction	Drywall. Carpet.
Year Built	1964
Ceiling Height	18.5' Clear
Parking	Large Parking Lot
Zoning	I3

## PROPERTY

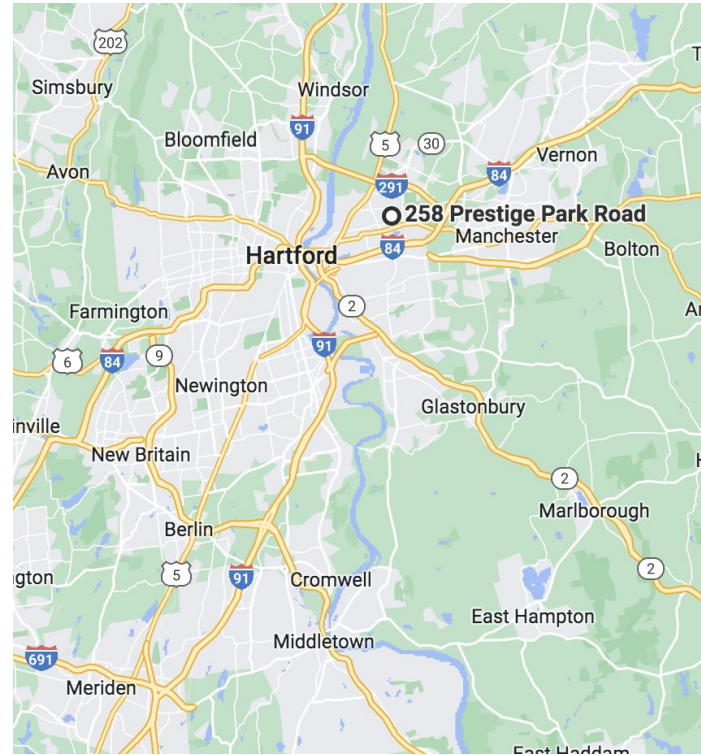
Lot Size	4.85 Acres
Distance to I-84 & I-91	1.9 Miles & 4.9 Miles

## MECHANICALS & UTILITIES

Heat Source/ Type	Natural Gas - Forced Air
Electric	Eversource
Sewer	City
Water	City

## TAXES

TAXES PSF	\$2.23
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MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

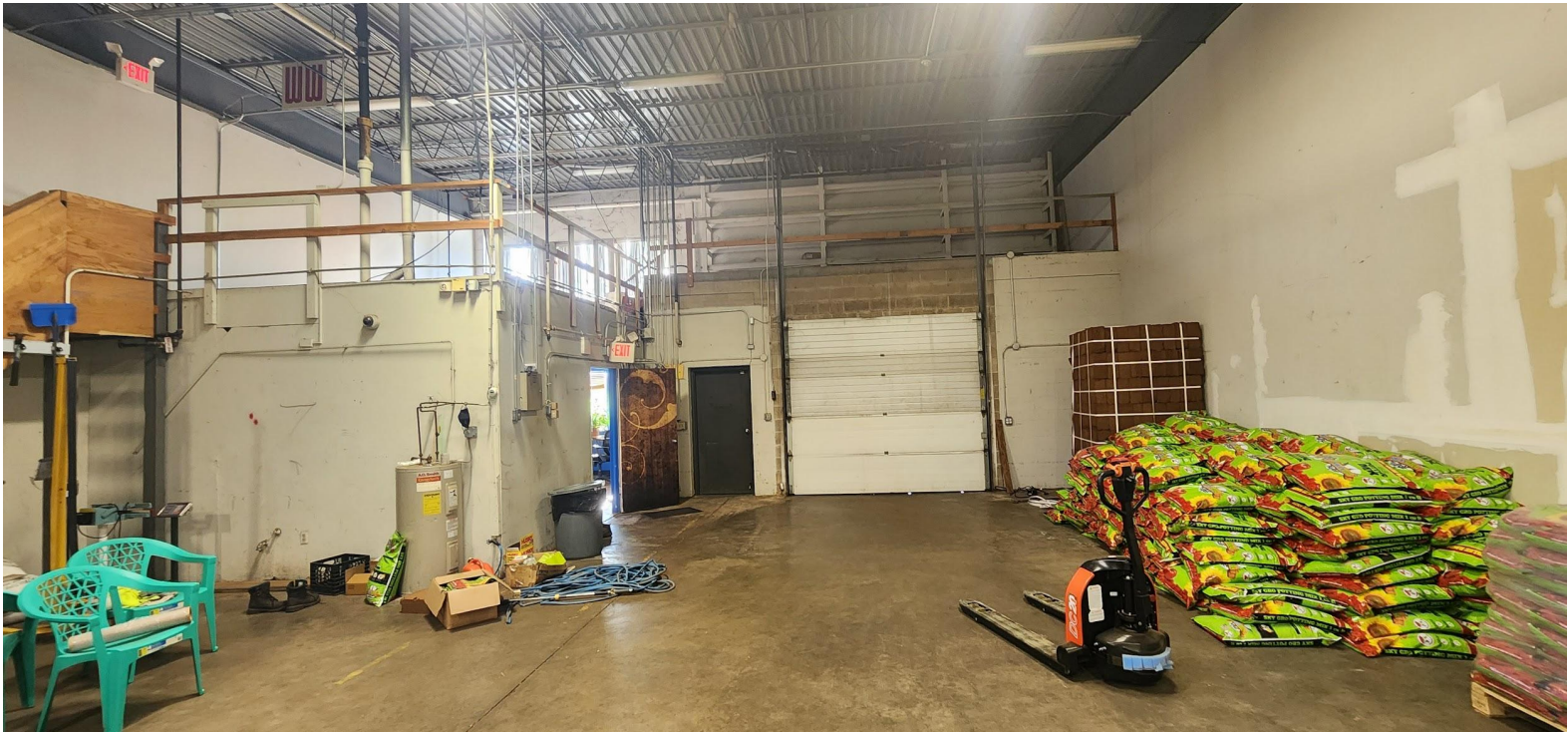
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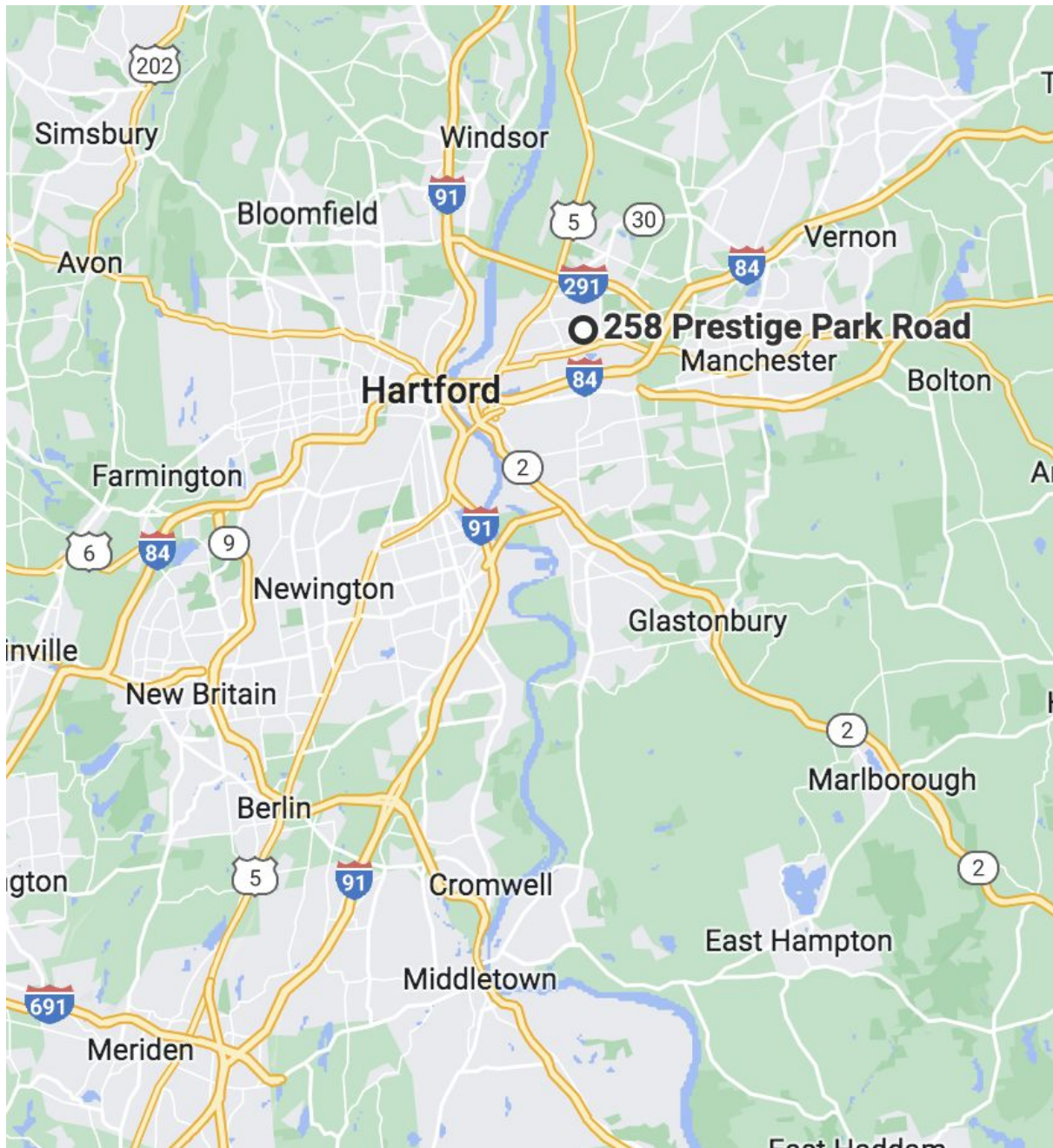




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