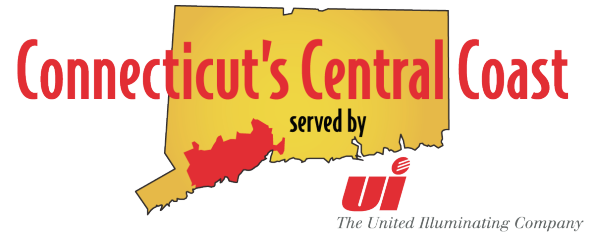


35 Nutmeg Drive



Town: Trumbull
Address: 35 Nutmeg Drive
Property Type: Office/R&D/Data/Flex
Available Square Feet: 111,000 sq. feet
Total Square Feet: 284,657 sq. feet
Contiguous Square Feet: 55,000 plus
Floors: 3
Ceiling Height Max: 16'-20'
Ceiling Height Eve:
Sale Price:
Lease Price:\$15-\$20

Building

Previous Use: Mfg. & Office
Total Acres: 19.4
Building Dimensions:
Bay Spacing:
Additional Buildings:
Office Square Feet/Office Class:
Environmental Assessment:
Property Tax Rate: 24.07
Special Taxing Zone: No
Zoning: Light Industrial, Office Park
Year Built: 1970
Parking: 4/1000 sq. ft.
Loading Docks, Type: 3 docks
Crane: No
Floor Thickness: 6" concrete

Utilities

Natural Gas/Provider: Southern CT Gas
Size of Gas Line:
Gas Pressure (PSI):
Water Provider: Aquarion
Size of Water Main:
Sewer Provider: Public—Town
Size of Sewer Main:
Electric Service Provider: UI
Distribution Voltage:
Amps: 14,000
Phase:
Dual Feed:

Transportation

Distance to Highway: 1 mile
Access Roads: Route 8
Freight Rail Service: None
Distance to Port: 8 miles
Distance to Airport: 15 miles
Distance to Commuter Rail: 8 miles

Notes:

Class A & B office
Cafeteria, fitness center, 15' - 16' ceilings on most floors.
1MW generator on-site
Full Redundancy
Full Fiber w/multiple providers
300 lbs. flooring
High Security for Data Centers
Several Data Center tenants

Contact:

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