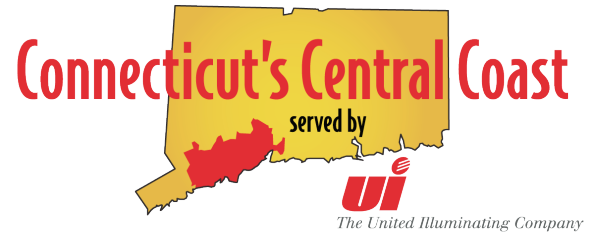


Pilot Pen Building



Town: Trumbull
Zip Code: 06611
Address: 60 Commerce Drive
Property Type: Office, Warehouse, Distribution
Available Square Feet: 89,226
Total Square Feet: 89,226
Contiguous Square Feet: 42,976 warehouse, 46,250 office
Floors: 3
Ceiling Height Max: 35'
Ceiling Height Eve: NA
Sale / Lease: Sale, \$8.2 million

Building

Previous Use: Headquarters, office, distribution
Total Acres: NA
Building Dimensions: NA
Bay Spacing: NA
Additional Buildings: None
Office Square Feet/Office Class: 26,350/Class A
Environmental Assessment: None
Property Tax Rate: 24.07 mills
Special Taxing Zone: No
Zoning: Office/Industrial
Year Built: 1987
Parking: 4/1000
Loading Docks, Type: 6 docks, 1 drive-in
Crane: None
Floor Thickness: NA
A/C: Office Only

Utilities

Natural Gas/Provider: Southern CT Gas
Size of Gas Line:
Gas Pressure (PSI):
Water Provider: Aquarion
Size of Water Main:
Sewer Provider: Town
Size of Sewer Main:
Electric Service Provider: UI
Distribution Voltage: NA
Amps: 1600a/600v
Phase: 3
Dual Feed: No

Transportation

Distance to Highway: 1 Mile - I-95, Rte. 8, 15
Access Roads: Merritt Boulevard
Freight Rail Service: None
Distance to Port: 10 miles
Distance to Airport: 50 miles, Bradley, Westchester
Distance to Commuter Rail: 7 miles

Notes:

Air conditioning, fenced in lot, cafeteria, ample parking, located in office park, multiple fiber providers in the area.

Contact:

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