

# FOR LEASE

**199 PARK RD EXT  
MIDDLEBURY  
(FORMER TIMEX HEADQUARTERS)**



**20,000 s/f EXPANDABLE!!!**

- **Brand new fit up in 2012**
- **100% heat and A/C 3 separate zones**
- **11,918 s/f 9 plus offices, 2 conference rooms, large cafeteria/break room, large open bullpen area, 2 sets of rest rooms**
- **Open clean room area 3,212 s/f (could be used as additional warehouse space for a total warehouse of 8,082 s/f)**
- **Warehouse area 4,870 s/f**
- **Easy access to I-84 Exit 17**
- **Low tax rate**

**Lease: \$6.25 PSF plus nets of \$2.00  
Nets include the natural gas for the heat!**

**MATTHEWS COMMERCIAL PROPERTIES**



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**199 PARK RD EXT  
MIDDLEBURY  
(FORMER TIMEX HEADQUARTERS)**

<b>Available square feet</b>	<b>20,000 s/f EXPANDABLE!!!!</b>
<b>Number of floors</b>	<b>1</b>
<b>Breakdown</b>	<b>11,918 s/f consists of 9 office, 2 conference rooms, large cafeteria/break room, large open bullpen area, 2 sets of rest rooms Open clean room area 3,212 s/f (could be used as additional warehouse space for a total warehouse of 8,082 s/f) Warehouse area 4,870 s/f</b>
<b>Available dock</b>	<b>1</b>
<b>Exterior construction</b>	<b>Masonry</b>
<b>Ceiling height</b>	<b>15'3" clear</b>
<b>Roof</b>	<b>Rubber</b>
<b>Date built</b>	<b>1942 - 1985</b>
<b>Sewer/water</b>	<b>Yes</b>
<b>Gas</b>	<b>Yes</b>
<b>Electrical</b>	<b>Yes</b>
<b>Air conditioning</b>	<b>Yes</b>
<b>Sprinkler</b>	<b>Yes</b>
<b>Type of heat</b>	<b>Hot air</b>
<b>Lease rate</b>	<b>\$6.25 PSF plus nets of \$2.00 Nets include the natural gas for the heat!</b>

**Former Timex facility  
Great location with excellent access to I-84 and Route 8**

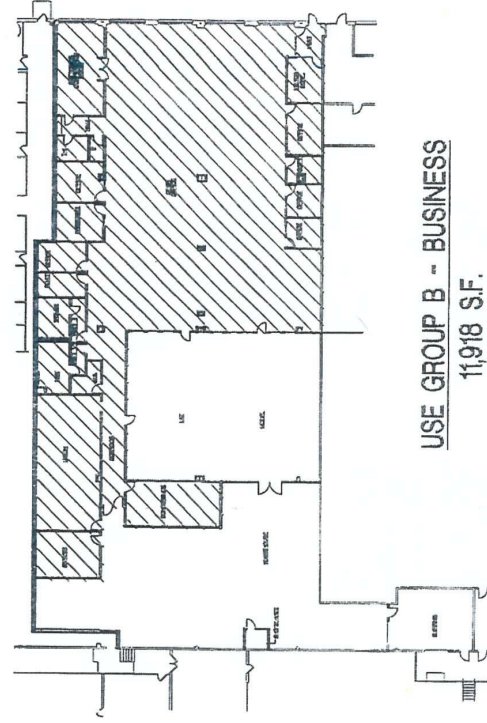
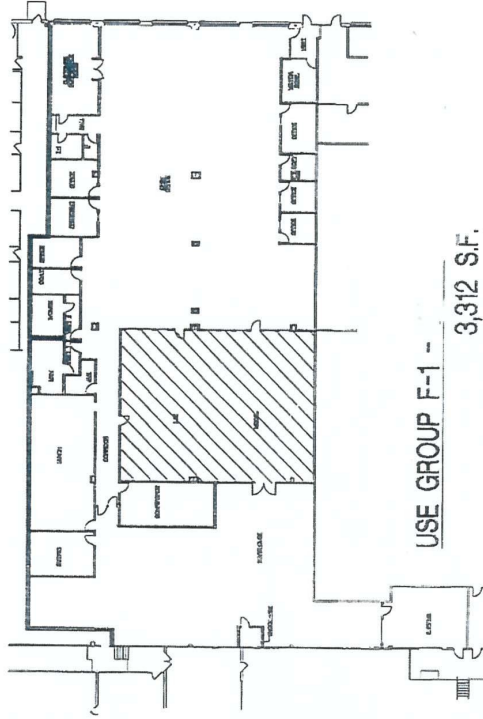
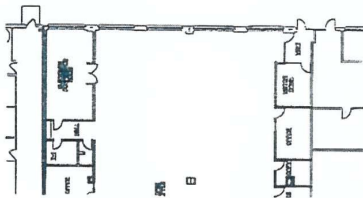
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- 3. CLEAR SPAN 150'-0" WIDE 54'-0" CLEAR SPAN - N/A
- 4. CONTAINING 150,000 S.F. - N/A
- 5. OCCUPANT LOAD: 1,000 OCCUPANT LOAD: 162 - N/A



Office	11918
Open Chan Above	3212
Ware house	4870
<u>Total</u>	<u>20,000</u>





