

FOR SALE > THREE BUILDING PORTFOLIO

# 24, 30 & 38 Stack St

MIDDLETOWN, CT 06475



## OFFICE/INDUSTRIAL INVESTMENT OPPORTUNITY

This portfolio consists of three buildings totaling +/-11,700 SF on an acre site with frontage on Stack Street in Middletown, CT. There are many potential uses.



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# The Properties



24 STACK STREET

- > 6,000 SF; Sub-divide to 3,000 SF
- > One drive-in door
- > 3,000 SF office
- > Outside storage & ample parking
- > Also for lease \$7.00 - \$10.00/SF Gross + Utilities



30 STACK STREET

- > 2,580 SF
- > Three 12' drive-in doors
- > Built in 2004
- > Air conditioned office
- > Ideal for flex users
- > IRA Zoning
- > Owner willing to lease back



38 STACK STREET

- > 3,131 SF
- > Three (12') drive-in doors
- > Built in 1988
- > Air-conditioned office
- > Lease income
- > Masonry construction durable

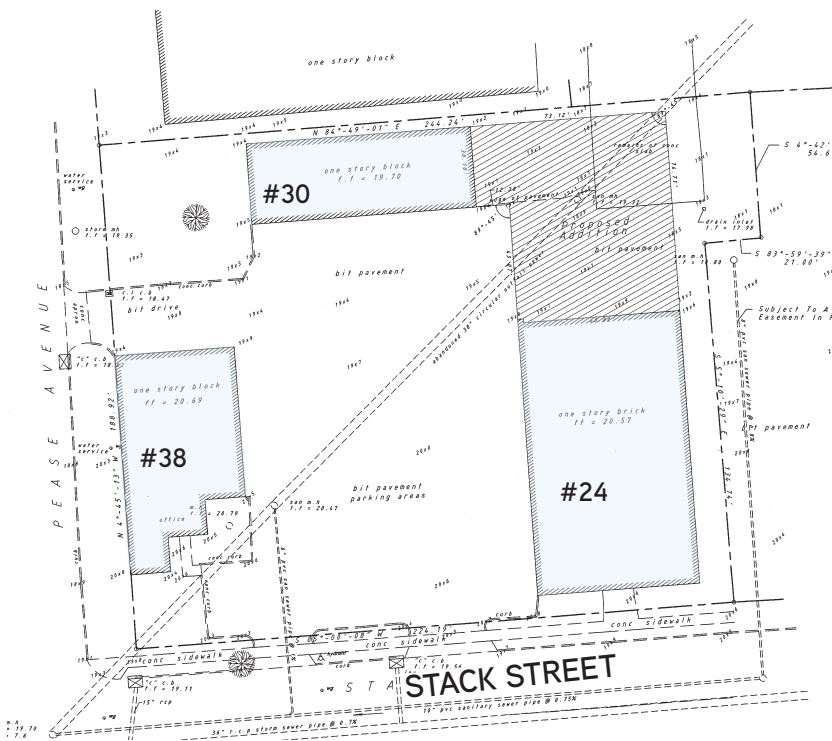


## 24, 30 & 38 Stack Street, Middletown, CT

Lease or purchase the prime location situated near the epicenter of Downtown Middletown. Three hard to find small buildings directly off Route 9. Sale price \$975,000 for land and structures with in-place income.



### Site Plan



### Contact Us

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