

OFFICE / FLEX / STUDIO / LIGHT INDUSTRIAL

409 CANAL STREET • SOUTHTON, CT

OFFERING UNIQUE LOFT-TYPE SPACES FROM 2,300 SF



Modern Office / Commercial / Industrial Space

Building

Total Building SF	100,000 SF
Available SF	80,000 SF
Space Increments	2,300 SF to 60,000 SF
Stories	Mostly single-story
Ceiling Height	Varies
Year Built	1909 to 1911
Renovations	Renovations underway Phase I completed 2007
Construction	Brick

Site

Zoning	I-1
Parking	60 surface spaces
Highway Access	Easy access I-84, I-691 to I-91

Mechanicals

Type of Heat	Gas / FWA
Air-conditioning	Central
Sprinklered	Fully
Security System	Monitored
Fiber Optics	T1 to OC48
Telephone System	IP-based, capable of copper-based transmission

Utilities

Public Water & Sewers

Lease Rates

\$6.95/SF to \$16.00/SF

Remarks: Listed on the National Register of Historic Places, this former factory is being transformed into modern office, commercial and industrial spaces. A portion of the building has been completed and offers gleaming wood floors, giant skylights and dozens of enormous windows. Clean brick walls and high pitched ceilings help to define a solid mix of modern designs with vintage architecture.

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