



Accelerating success.



Office & Industrial Space For Lease

430-468 Smith Street, Middletown, CT

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430-468 Smith Street, Middletown, CT 06457

This flex industrial park is centrally located along I-91 between Exit 20 (Middletown) and Exit 21 (Cromwell/Berlin), offering excellent highway access for central Connecticut businesses—quick to Hartford (10-20 min), Bradley Airport (<40 min), and nearby towns.

Suites feature overhead doors (some dock-height), office/warehouse mix, and sizes from 600 SF to 6,322 SF, suiting startups, contractors, distribution, or light manufacturing. Diverse tenants, nearby amenities (restaurants, retail, hotels around Exit 21), modified gross leases for predictable costs, and long-term professional management.

Practical, tenant-friendly flex space with strong location and value. Call for a quote and tour.

Property Summary

TOTAL SQUARE FEET:	±74,000 sf in 3 buildings
AVAILABLE SQUARE FEET:	±25,761
WILL SUBDIVIDE TO:	±600 SF (Office) ±2,144 SF (Industrial)
MAX CONTIGUOUS SF:	Building A - 3,964 SF Building C - 9,542 SF
OFFICE SPACE:	±600 sf - ±818 sf
LOADING DOCKS:	5
DRIVE-IN-DOORS:	7
CEILING HEIGHT:	12' - 15'
YEAR BUILT:	1982 - 1989

Lease Rate

\$7.25 psf nnn - \$14.00 psf gross

Space Available **BUILDING A**

SUITE	SF	TYPE OF SPACE
Suite 442	3,160	Industrial
Suite 452A	2,144	Industrial
Suite 456	3,875	Industrial
Suite 454	3,964	Industrial
Total	16,366	

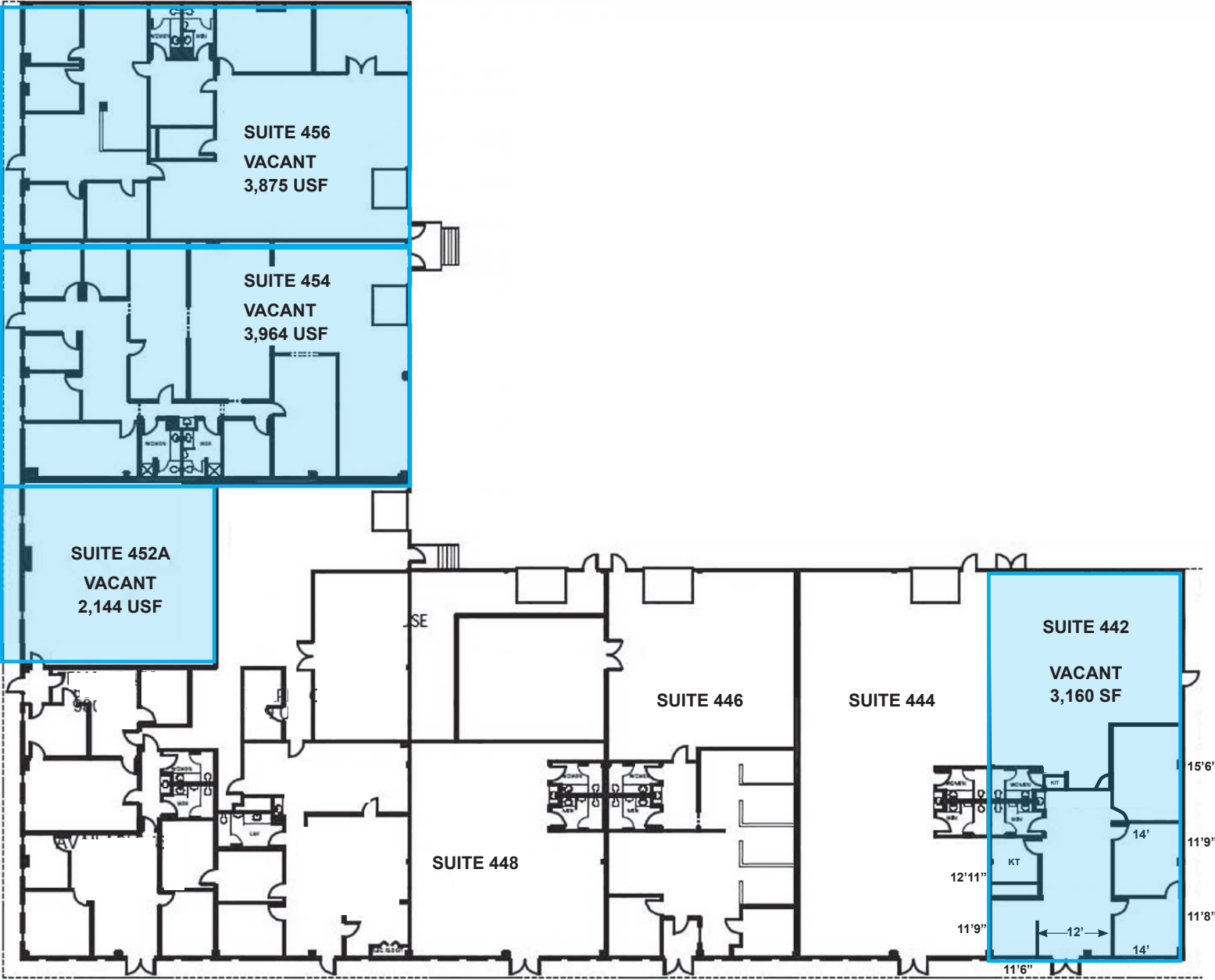
Space Available **BUILDING C - 1ST FLOOR**

SUITE	SF	TYPE OF SPACE
Suite 468	3,220	Industrial
Suite 466	6,322	Industrial
Total	9,542	

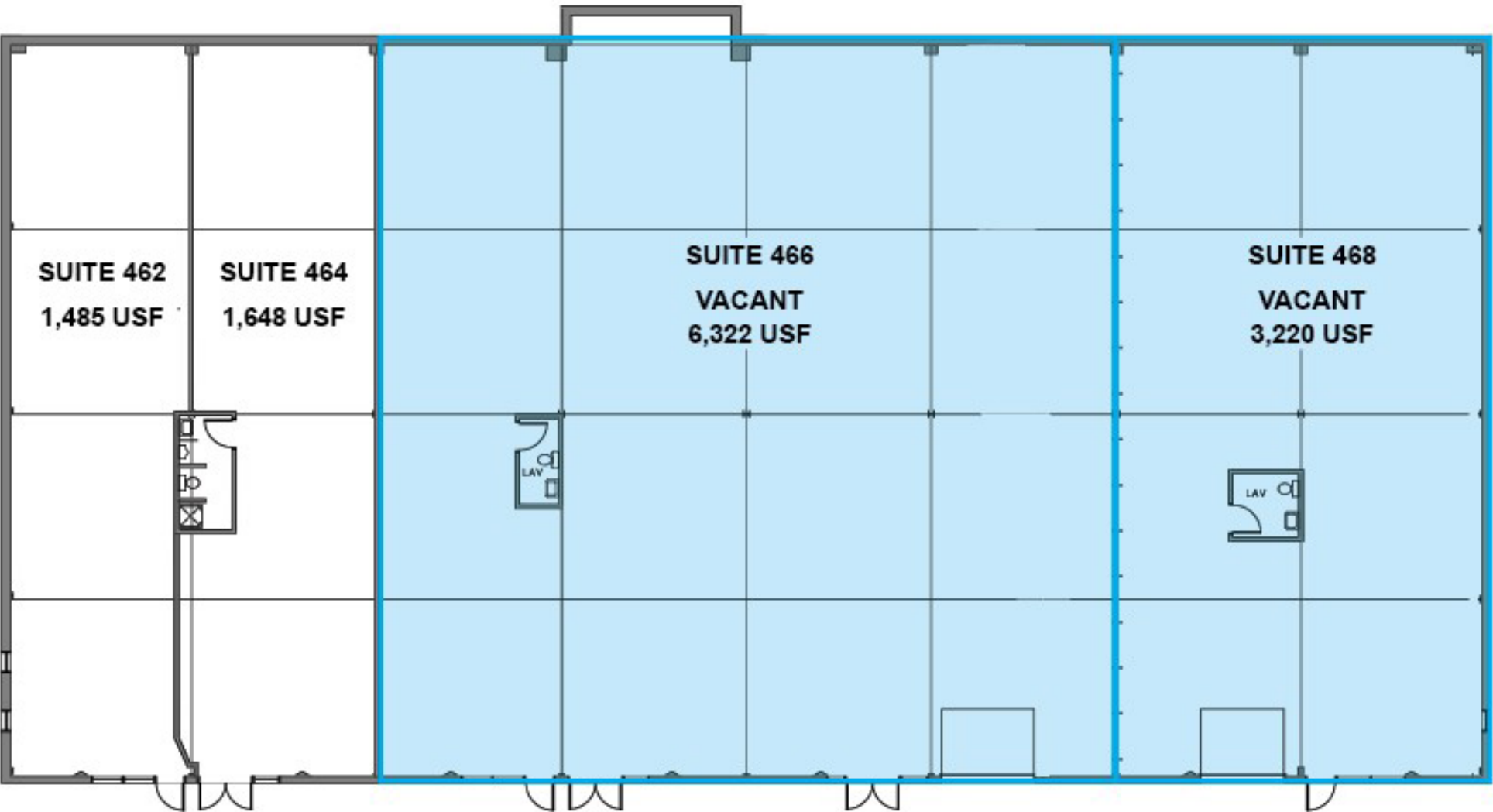
Space Available **BUILDING C - 2ND FLOOR**

SUITE	SF	TYPE OF SPACE
Suite B	886	Office
Suite C	818	Office
Suite F	600	Office
Suite J	772	Office
Total	3,076	

BUILDING A - FIRST FLOOR



BUILDING C - FIRST FLOOR





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