



Accelerating success.



Office & Industrial Space For Lease

430-468 Smith Street, Middletown, CT

Philip L. Gagnon SIOR

860.616.4016

philip.gagnon@ct.colliers.com



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:	±15,538
WILL SUBDIVIDE TO:	±600 SF (Office) ±2,920 SF (Industrial)
MAX CONTIGUOUS SF:	Building B - 2,920 SF Building C - 6,322 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 B

SUITE	SF	TYPE OF SPACE
Suite 438	2,920	Industrial
Total	2,920	

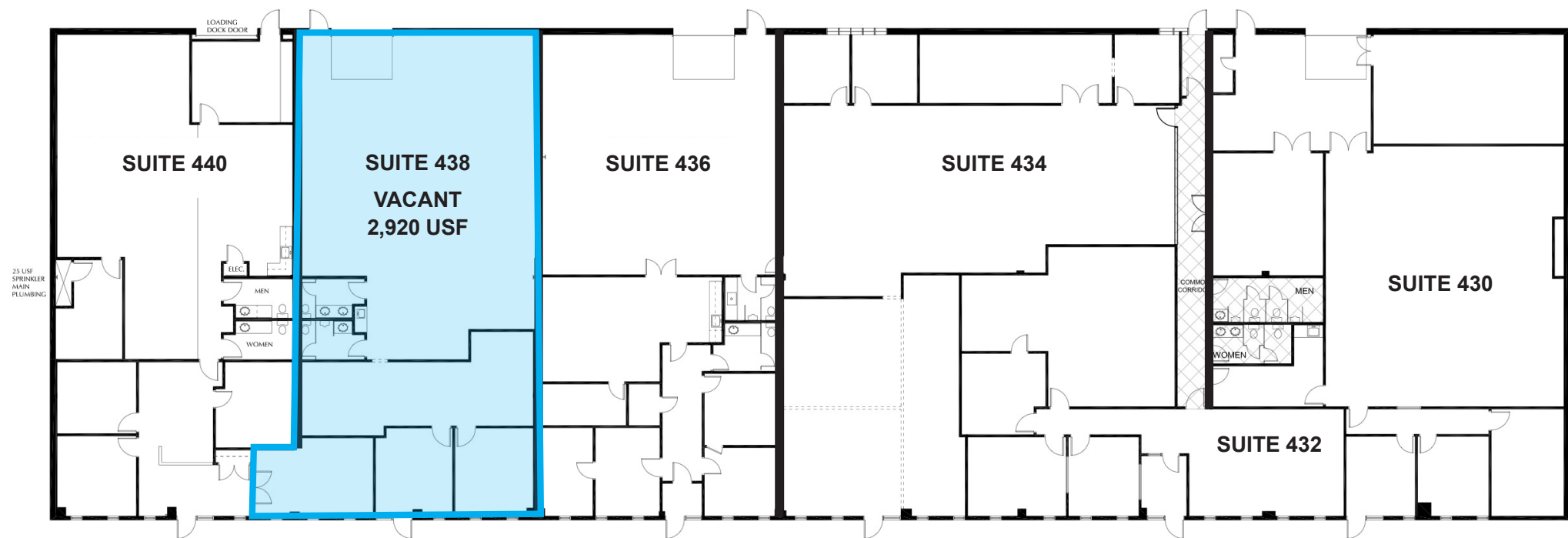
Space Available BUILDING C - 1ST FLOOR

SUITE	SF	TYPE OF SPACE
Suite 468	3,220	Industrial
Suite 446A	6,322	Industrial
Total	9,542	

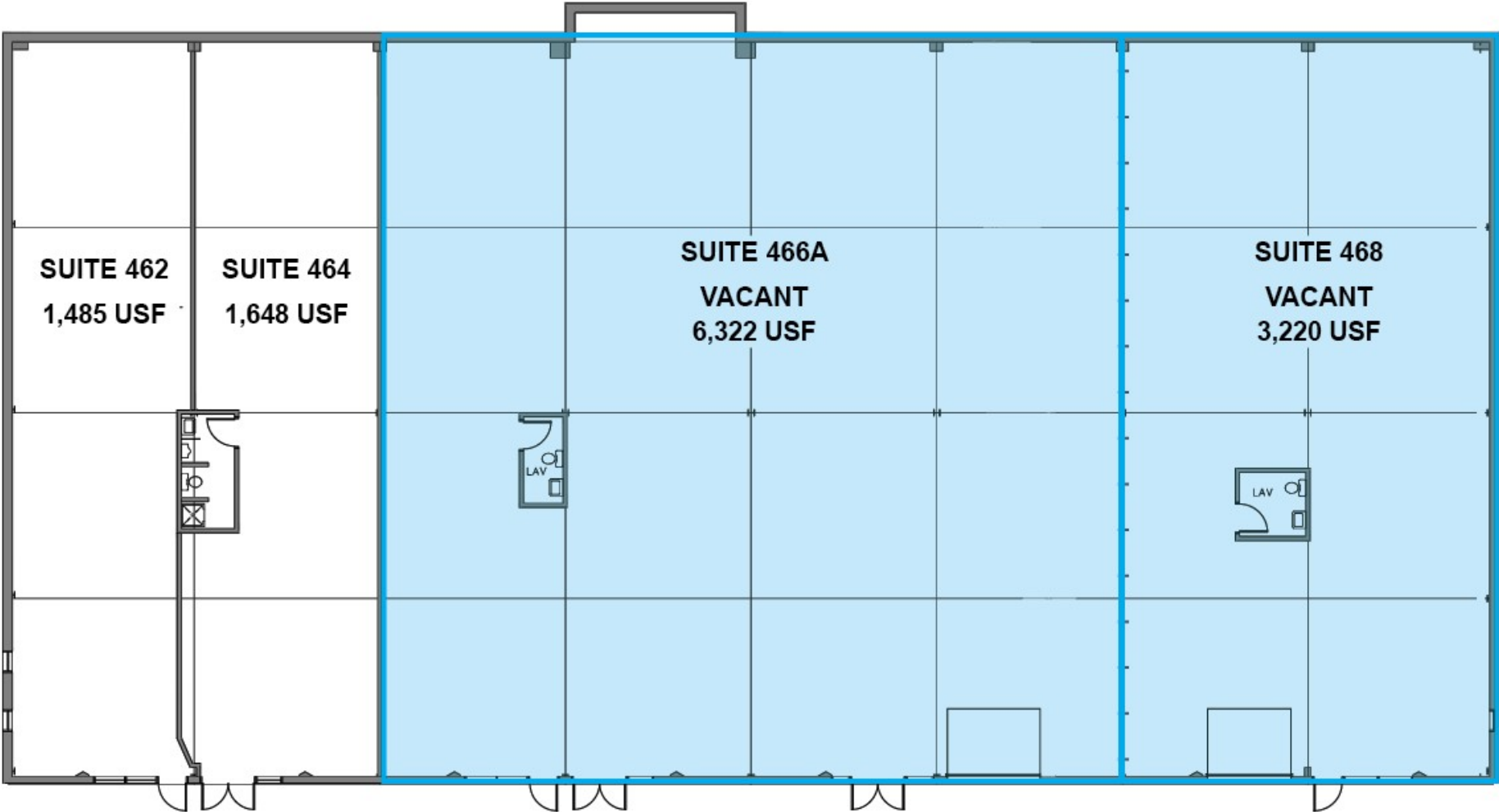
Space Available BUILDING C - 2ND FLOOR

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 B - FIRST FLOOR



BUILDING C - FIRST FLOOR





Colliers

864 Wethersfield Avenue
Hartford, CT 06114
860.249.6521
colliers.com/hartford

Contact:

Philip L. Gagnon SIOR

860.616.4016

philip.gagnon@ct.colliers.com

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