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## **The Hurley Group's 425 Sullivan Ave. features 98,000 s/f of office, flex & warehouse space**

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If flexible and affordable office space is what you or your clients need, take a look at 425 Sullivan Ave. This signature property offers a wide variety of office space, warehouse space, and vacant land. The parking and outdoor storage area is plentiful and the wooded setting quiet and picturesque. The owners have sold a parcel of land to a national building materials distributor, which has developed a beautiful 115,000 s/f headquarters and distribution facility nearby. The property also has a full commercial kitchen and cafeteria, which has been used by education and training facilities in the past. So if you want the most up to date and competitively priced office and warehouse space, or if you are looking for a build-to-suit or land purchase, contact The Hurley Group, one of Connecticut's most flexible and accommodating owner-managers of commercial real estate.

425 Sullivan Ave. is located in a commercial zone close to Rte. 5 in South Windsor. The building, a former Gerber Scientific research and development facility, features a total of 98,000 s/f of office, flex and warehouse space on more than 30 acres.

Built in 1986, the building is fully air conditioned with ample on site parking. There is a common loading dock area with three overhead doors. Ceiling heights in the office space are 10' and the warehouse has a clear height of 12'-4". Bay sizes in the warehouse are 40' x 25'. There is 1200amp, 480/277 volt, 3 phase electrical service in the building. A recently upgraded fire alarm and wet sprinkler system protect the building.

Presently, 70,000 s/f is available for lease. There is a 20,000 s/f demised warehouse space that is available immediately. The balance of the space can be subdivided as small as 2,500 s/f and individual offices are available for lease in a section of the building. Current asking rates for the office and warehouse space are well below market. In addition to the existing building there is up to 10 acres of land, some of it directly on Sullivan Ave., available for sale or for a build to suit.

Current tenants in the building include Design Professionals, a full service engineering firm; Andor Technology, manufacturers of high performance digital cameras; and a Fortune 500 product distribution company.

Peter DeMallie, president and CEO of Design Professionals, one of the area's premier land use specialists, recently relocated his company's headquarters to 425 Sullivan Ave., and had this to say about his new home: "At 425 Sullivan Avenue Business Center, The Hurley Group has provided us with 7,000 s/f of modern office space convenient to our clients in Connecticut and western Massachusetts. High ceilings, large expanses of windows, and plenty of free parking at a competitive cost made this an easy locational decision. We look forward to growing our site planning and engineering practice at South Windsor's 425 Sullivan Avenue Business Center."

The property's owner, The Hurley Group, is a New Haven-based real estate firm with over four

decades of experience in acquisition, development, ownership and management of commercial real estate. The Hurley Group's portfolio comprises 17 properties totaling over one million s/f. As an exclusive owner/operator, The Hurley Group provides an entrepreneur's care and energy to the management of its properties. Its meticulous approach allows it to overcome operational challenges before they become problems and capitalize on innovative opportunities as they arise. The result is lower operating costs and better tenant satisfaction. Anne Leavitt is the company's vice president of management and the on-site leasing representative. Leavitt is currently at the property and is available to meet with prospective tenants to discuss leasing options and pricing. The Hurley Group is prepared to make very competitive offers to new tenants for the available space. Leavitt can be contacted by email at [anne.leavitt@hurleygroup.net](mailto:anne.leavitt@hurleygroup.net). For more information on The Hurley Group visit [www.hurleygroup.net](http://www.hurleygroup.net)

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