

# FOR LEASE

*73 Cogwheel Lane  
Seymour, CT 06483*



**8,770 S/F Flex, Office or Assembly Space**

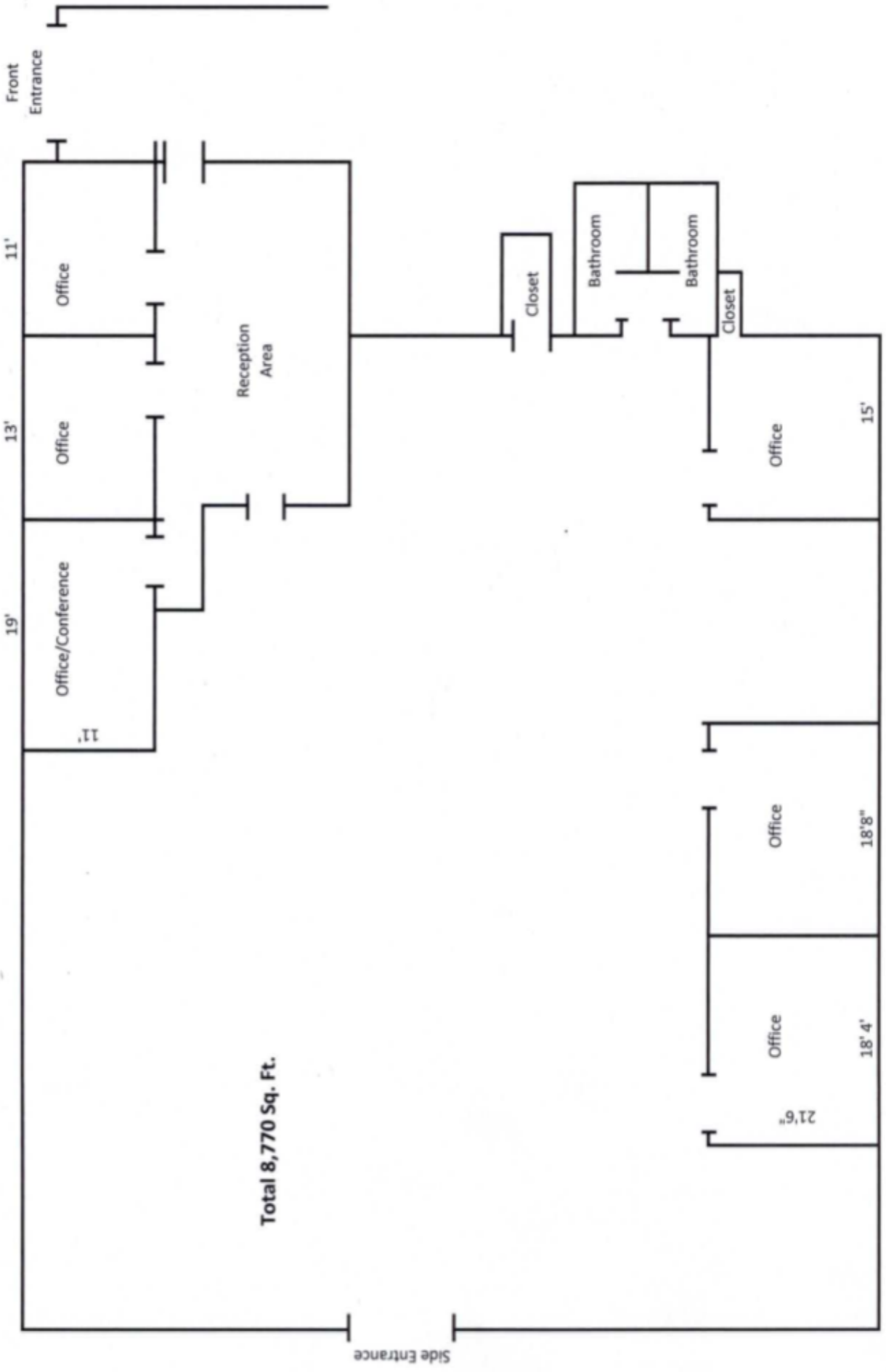
- Nice property in a quiet business park location
- Windows throughout, full A/C, new high efficiency gas heating system
- Minutes to Route 8 highway with excellent parking
- Up to 3,700 S/F of additional storage could be available on the lower level

**Offered at \$5.95 NNN**

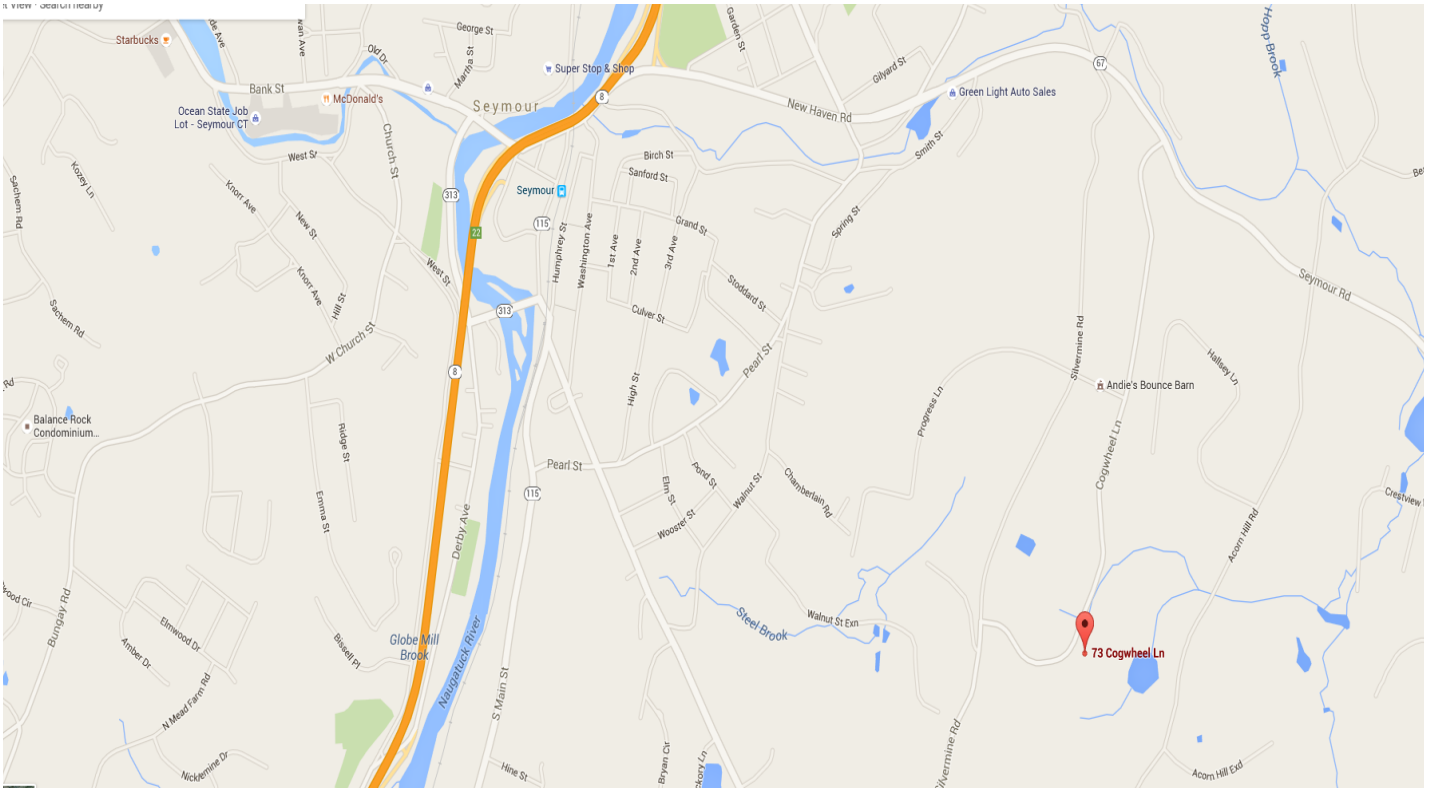
# PROPERTY DATA FORM

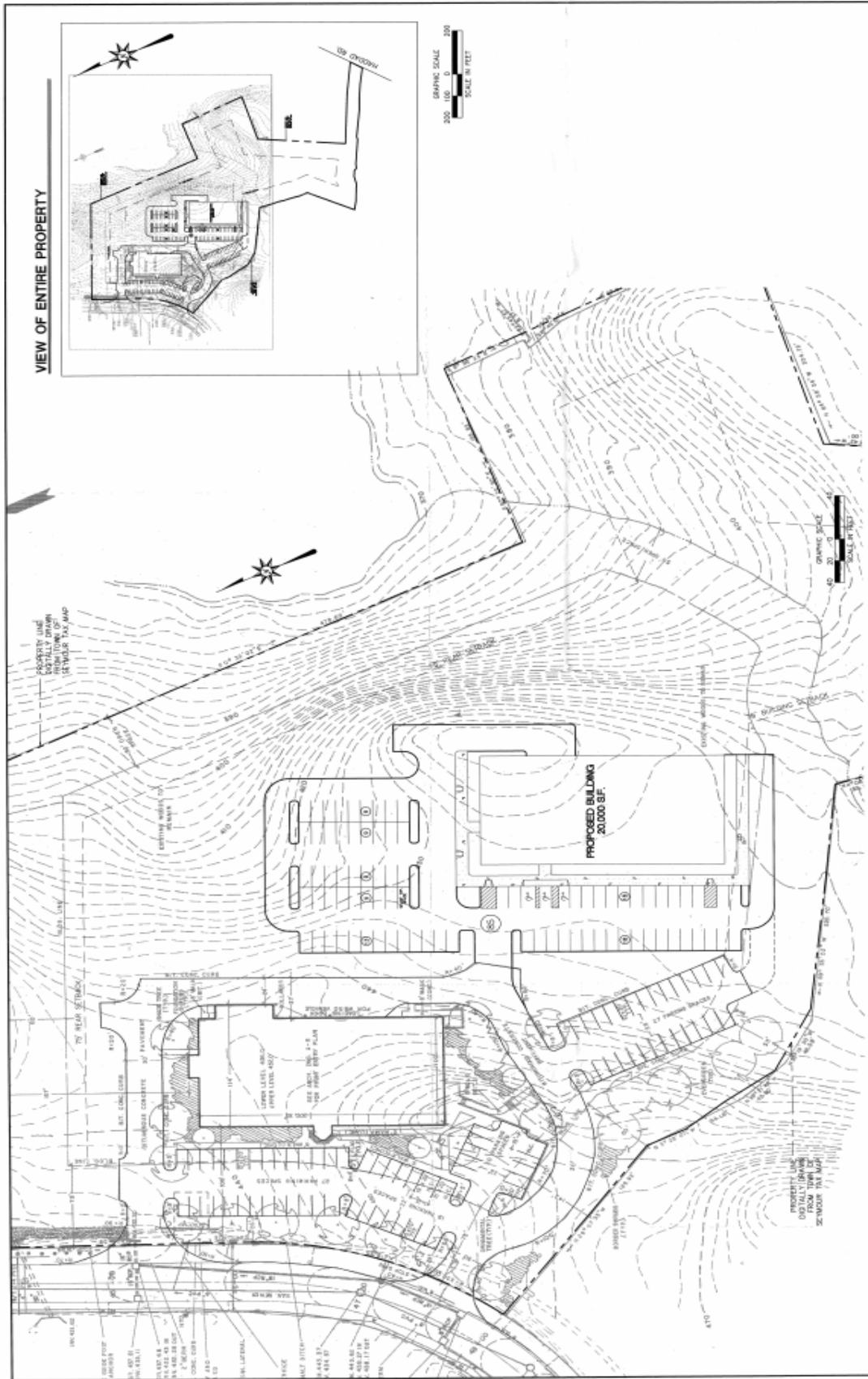
<b>PROPERTY ADDRESS</b>		73 Cogwheel Lane	
<b>CITY, STATE</b>		Seymour, CT 06483	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	40,000	Air Conditioning	Yes
Number of Floors	2	Sprinkler	No
Avail. S/F	8,770	Type of Heat	Gas
Will Subdivide To...	+/- 5,000	Other	New High efficiency gas water heat system
Office space	+/- 1,500 + open area	<b>TAXES</b>	
Ext. Construction	Masonry	Assessment	
Int. Construction		Mill Rate	34.59
Ceiling Height	16'	Total	\$37,525.00
Roof	Rubber membrane	<b>OTHER</b>	
Date Built	1990	Total Avail/ Acres	19
<b>UTILITIES</b>		Zoning	Industrial
Sewer	Yes	Parking	+/- 40
Water	Yes	State Route / Distance To...	
Gas	Yes	<b>TERMS</b>	
Electrical	200 Amps	Lease Rate	\$5.95 NNN
Amps-Volts-Phase	120/ 208		





**Total 8,770 Sq. Ft.**





**VIEW OF ENTIRE PROPERTY**



**ZONING INFORMATION**

ITEM #	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA: 12.5 ACRES	48.14 ACRES
2	MINIMUM LOT WIDTH: 150 FEET	420.83 FEET
3	MINIMUM FRONT SETBACK: 75 FEET	521.21 FEET
4	MINIMUM SIDE SETBACK: 25 FEET	543.8 FEET
5	MINIMUM REAR SETBACK: 75 FEET	543.8 FEET
6	MINIMUM BUILDING COVERAGE: 30 PERCENT	7.2 PERCENT**

\*\* INDICATES A SETBACK THAT WAS DECREASED WITH PROPOSED CONSTRUCTION  
 \*\*\* EXISTING COVERAGE. FUTURE COVERAGE REPRESENTS BOTH EXISTING AND PROPOSED BUILDINGS

**PARKING INFORMATION**

ITEM #	ITEM	REQUIREMENTS	EXISTING BUILDINGS	PROPOSED CONSTRUCTION	COMBINED
1	BUILDING SIZE	NO. REQUIRED	13,000 S.F. (PROPOSED)	20,000 S.F. (PROPOSED)	42,000 S.F.
2	PARKING REQUIRED BY TYPICAL 30' BY 60' SPACES	NO. REQUIRED	79 SPACES	85 SPACES	164 SPACES
3	MINIMUM PARKING SPACES	NO. REQUIRED	15,000*	15,000*	15,000*
4	MINIMUM SIDE WALK	NO. REQUIRED	20 FEET	20 FEET	20 FEET
5	MINIMUM FRONT SETBACK	NO. REQUIRED	24.23 FEET	24.23 FEET	24.23 FEET
6	MINIMUM SIDE SETBACK	NO. REQUIRED	48.47 FEET	30.04 FEET	30.04 FEET
7	MINIMUM REAR SETBACK	NO. REQUIRED	24.23 FEET	12.50 FEET	12.50 FEET
8	MINIMUM SETBACK LANDSCAPING	NO. REQUIRED	N/A	N/A	N/A