

# FOR LEASE

*73 Cogwheel Lane  
Seymour, CT 06483*



**Unit 2 - 8,770 S/F Flex, Office or Assembly Space**

**Unit 4 - 3,300 S/F Office, Assembly or Warehouse space lower level**

**Drive- in door possible**

- **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**

**Offered at \$5.95 NNN**

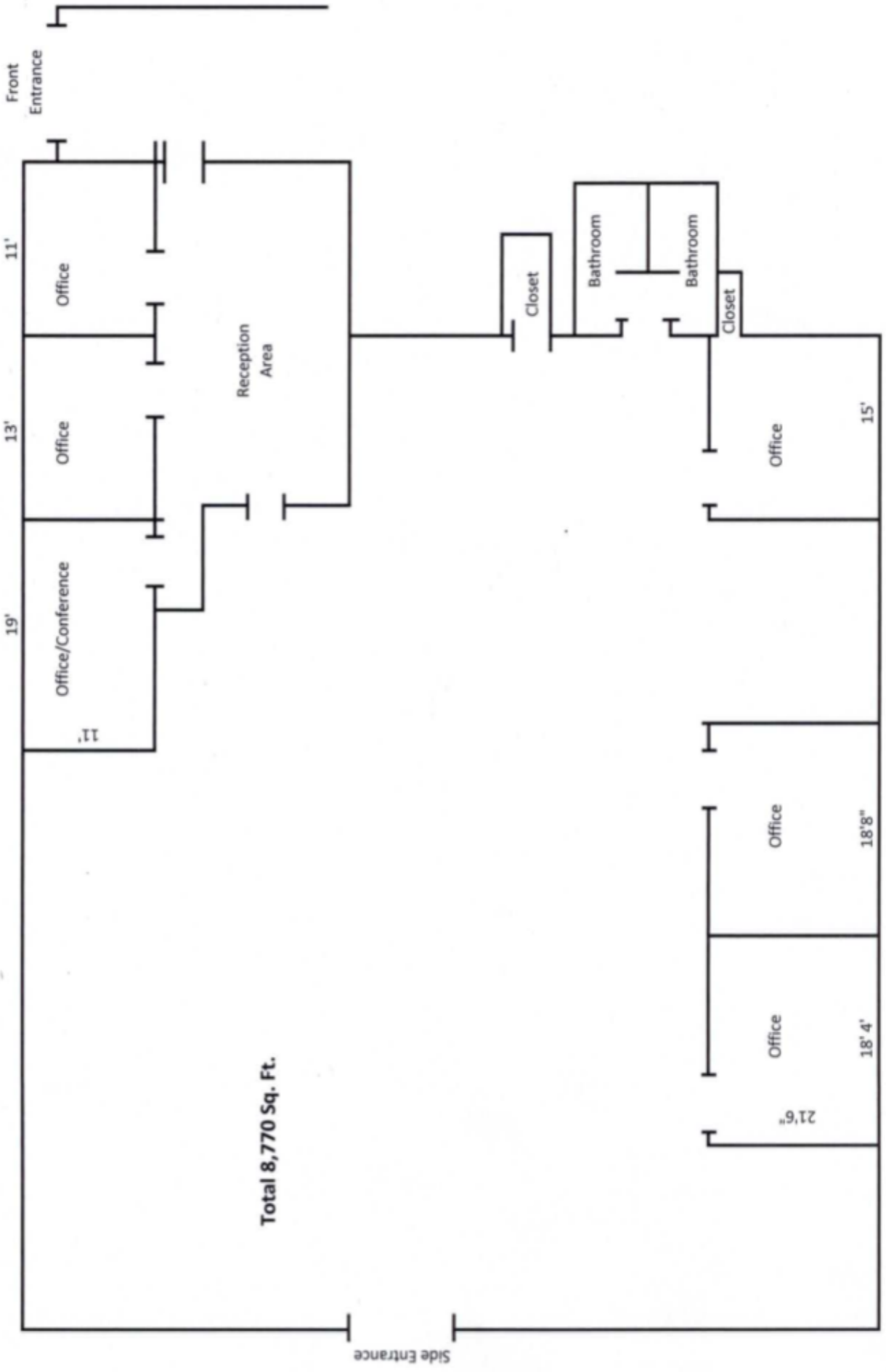
# PROPERTY DATA FORM

<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 Unit 2	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>	
Aval S/F Unit 4	3,300 S/F	Assessment	
Ext. Construction	Masonry	Mill Rate	34.59
Int. Construction		Total	\$37,525.00
Ceiling Height	16'	<b>OTHER</b>	
Roof	Rubber membrane	Total Avail/ Acres	19
Date Built	1990	Zoning	Industrial
<b>UTILITIES</b>		Parking	+/- 40
Sewer	Yes	State Route / Distance To...	
Water	Yes	<b>TERMS</b>	
Gas	Yes	Lease Rate	\$5.95 NNN
Electrical	200 Amps		
Amps-Volts-Phase	120/ 208		

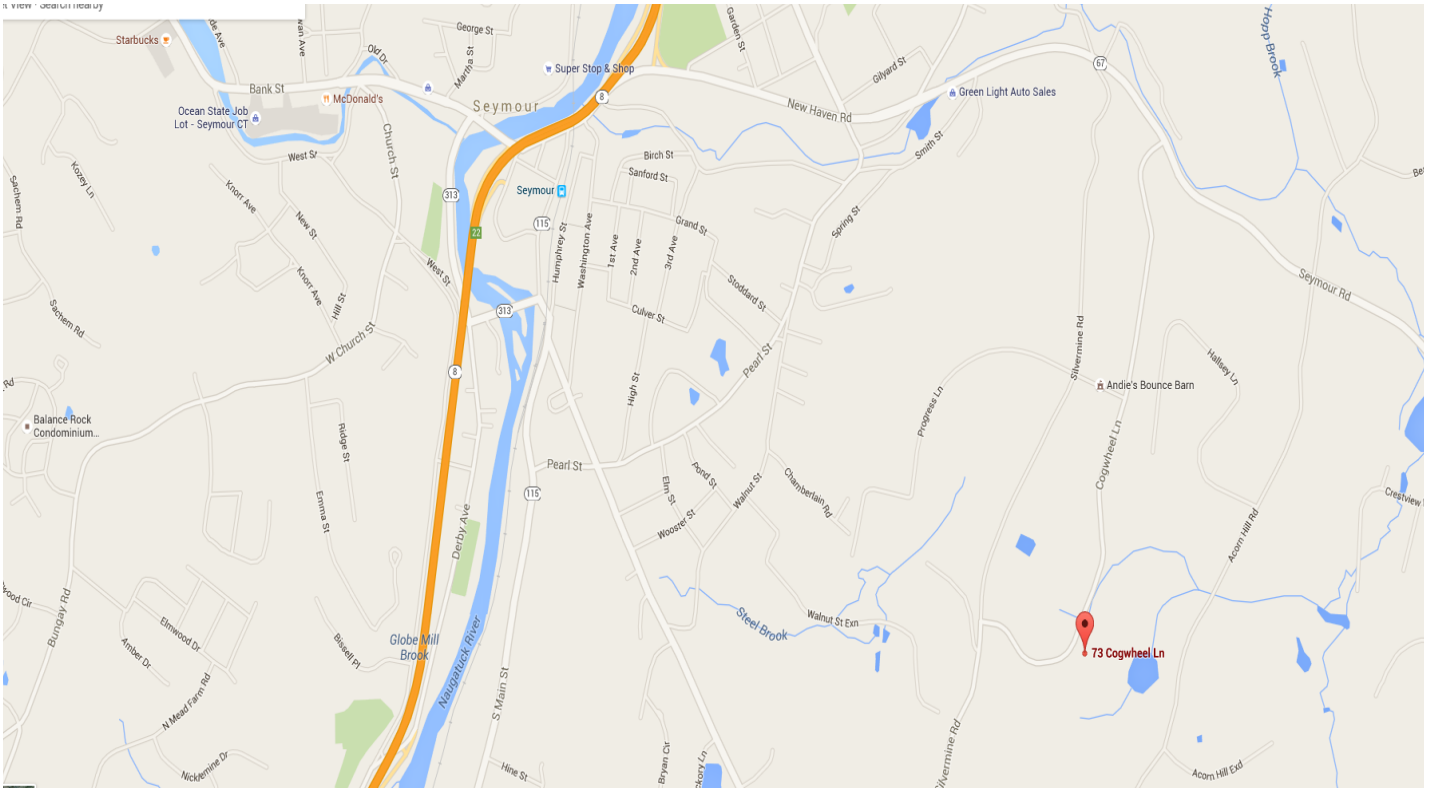


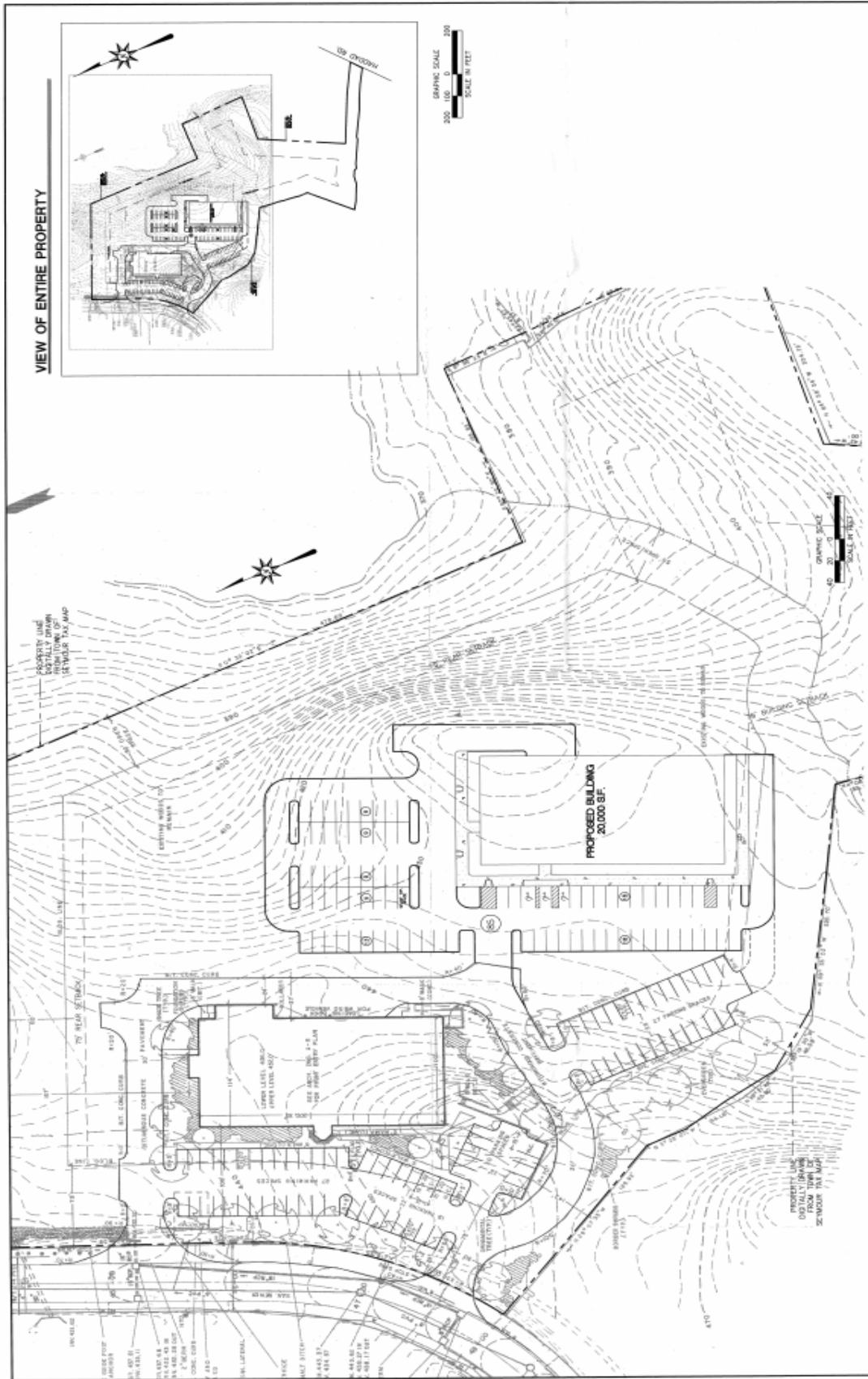
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**Total 8,770 Sq. Ft.**





**VIEW OF ENTIRE PROPERTY**



**ZONING INFORMATION**

ITEM #	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA: 12.0 ACRES	48.14 ACRES
2	MINIMUM LOT WIDTH: 150 FEET	420.00 FEET
3	MINIMUM LOT DEPTH: 150 FEET	321.00 FEET
4	MINIMUM FRONT SETBACK: 75 FEET	30.00 FEET
5	MINIMUM SIDE SETBACK: 25 FEET	30.00 FEET
6	MINIMUM REAR SETBACK: 75 FEET	30.00 FEET
7	MINIMUM BUILDING HEIGHT: 30 FEET	30 FEET
8	MINIMUM BUILDING COVERAGE: 30 PERCENT	7.2 PERCENT**

\*\* INDICATES A SETBACK THAT WAS DECREASED WITH PROPOSED CONSTRUCTION  
 \*\*\* BUILDING COVERAGE REQUIREMENTS APPLICABLE TO BOTH EXISTING AND PROPOSED BUILDINGS

**PARKING INFORMATION**

ITEM #	ITEM	REQUIREMENTS	EXISTING BUILDINGS	PROPOSED CONSTRUCTION	TOTAL
1	BUILDING SIZE	10,000 S.F. (PROPOSED)	12,000 S.F. (PROPOSED)	20,000 S.F. (PROPOSED)	42,000 S.F.
2	PARKING REQUIRED BY TYPICAL 30' BY 60' SPACES	70 SPACES	80 SPACES	100 SPACES	150 SPACES
3	MINIMUM PARKING SPACES	10 FEET x 20 FEET	15,000	10,000	25,000
4	MINIMUM SIDE WALK	NOSE BOUNDARY	24.00 FEET	24.00 FEET	24.00 FEET
5	MINIMUM FRONT SETBACK	NOSE BOUNDARY	48.00 FEET	48.00 FEET	48.00 FEET
6	MINIMUM REAR SETBACK	NOSE BOUNDARY	24.00 FEET	24.00 FEET	24.00 FEET
7	MINIMUM SIDE WALK	NOSE BOUNDARY	24.00 FEET	24.00 FEET	24.00 FEET
8	MINIMUM SIDE WALK	NOSE BOUNDARY	N/A	N/A	N/A