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FOR LEASE

41 Lancaster Drive #1 Beacon Falls, CT



- 900 S/F Office Space
- Newer Industrial Building
- Minutes from Route 8 highway

Offered at: \$12.00 Gross + utilities

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PROPERTY DATA FORM				
PROPERTY ADDRESS		41 Lancaster	Drive	
CITY, STATE		Beacon Falls,	CT 06403	
BUILDING INFO			MECHANICAL EQUIP.	
Total S/F	16,000		Air Conditioning	Office
Number of floors	1 + Mezza	anine	Sprinkler / Type	No
Avail/ square feet	900 S/F		Type of Heat	Gas
Will subdivide to				
Office space	900 S/F		LAND	
Total avail drive- in	7		Total avail/ac	2
Total/ avail s/f mezz			Parking	12
Ext. Construction	Steel		Zoning	Industrial
Ceiling Height	19' - 23'		TAXES	
Roof	Steel		Assessment	-
Date Built	2007		Mill Rate	_
UTILITIES			TERMS	
Sewer	City		Lease	\$12 Gross + Utilities
Water	City			
Electrical	200 Amp			
Volts- Phase	208 Volts	s / 3 phase		



