

FOR LEASE



**25 Gramar Ave
Prospect, CT 06712**

**10,700 S/F Freestanding Commercial Building on 1.29 Acres
Ideal for Light Industrial / Contractors Space
Divisible by 2 Spaces or Combined (2,200 S/F - 10,500 S/F)**

Unit #1- 2,200+/- S/F Warehouse Space w/Drive-in Door

Unit #2 - 8,500 +/- S/F

3,000 +/- S/F Office Space

5,500 +/- S/F Warehouse / Shop Space / Loading Dock

Lease asking: \$8.25 PSF Gross + Utilities & Snow Removal



Unit #1 - 2,200 S/F

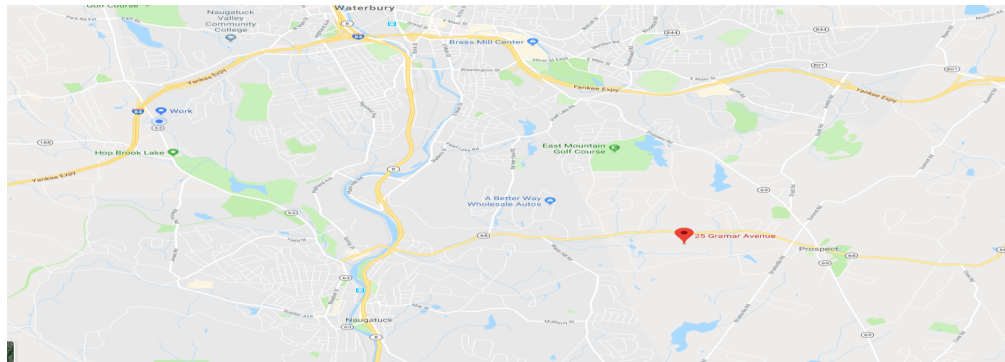


Unit #2 - 8,500 S/F



PROPERTY DATA FORM

PROPERTY ADDRESS		25 Gramar Ave	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,210 +/-	Air Conditioning	C/A Office
Number of floors	1	Sprinkler / Type	
Avail S/F	10,700 +/-	Type of Heat	Propane & Natural Gas
Ext. Construction	Masonry/ Wood	OTHER	
Drive in Doors	1	Acres	1.29
Ceiling Height	12'/ 16'	Zoning	Industrial
Roof	Rubber	Parking	Ample
Date Built	1974	State Route / Distance To...	Route 8/ Route 64
UTILITIES		TAXES	
Septic	Yes	Assessment	
Water	Well	Appraisal	
Gas	EverSource	Mill Rate	
Electrical	Unit 1	Taxes	
	Unit 2	TERMS	
		Lease	\$8.25 PSF Gross + Utilities + Snowplowing
	200 Amp		
	300 Amps		
	120/208 v /		
	3Ph		
	120/208 v /		
	3Ph		



CONTACT: MARY BUCKLEY
 E-mail: Mbuckley.gpb@gmail.com
 www.GodinPropertyBrokers.com
 Phone: 203-577-2277 Fax: 203-577-2100

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