

CONTACT: ED GODIN, SIOR

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FOR LEASE

Meriden Road Business Park 1215 Meriden Road Unit 104 Wolcott, CT



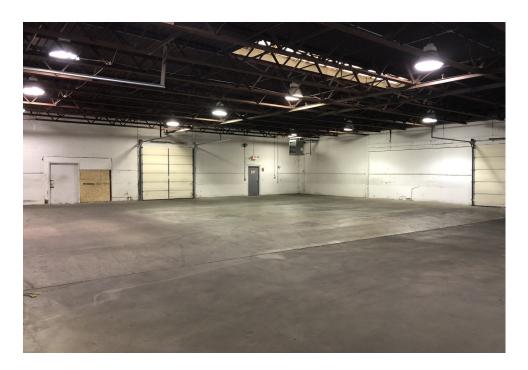
Unit #104 +/- 5,142 S/F

- 2 Drive in doors + 1 Dock
- Clear Span Building with 14' Clear Height
- Great low cost Wolcott location
- 1.5 miles to exit 25A I-84

\$6.75 PSF Gross plus utilities and snow removal

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



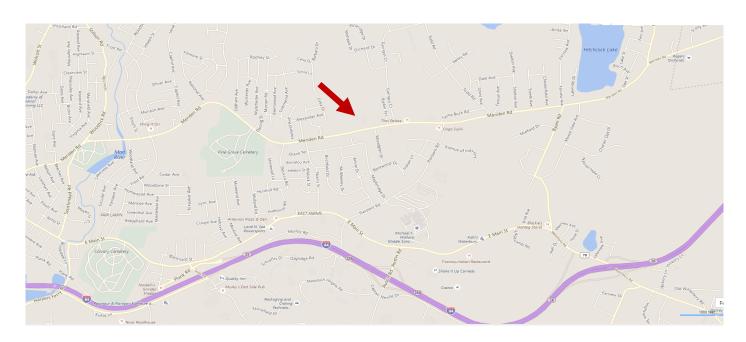




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PROPERTY DATA FORM

PROPERTY ADDRESS 1215 Meriden Road Unit 104

CITY, STATE Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	70,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	5,142	Type of Heat	Gas
Drive- in door / Dock	2 / 1	OTHER	
Ceiling Height	14'	Acres	20
Ext. Construction	Steel and masonry	Zoning	Indus
Roof	Asphalt	Parking	Ample
		State Route / Distance To	1.5 miles to I -84
Date Built	1950's	TAXES	
		Assessment	
UTILITIES	TENANT TO VERIFY	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Yes	Lease	\$6.75 gross + utilities + snow removal
Electrical	200 Amp		3-5 year lease
	208 v 3 phase		