

# 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**

# Godin Property Brokers<sup>LLC</sup>

★★★★★ Commercial / Industrial



**CONTACT: ED GODIN, SIOR**

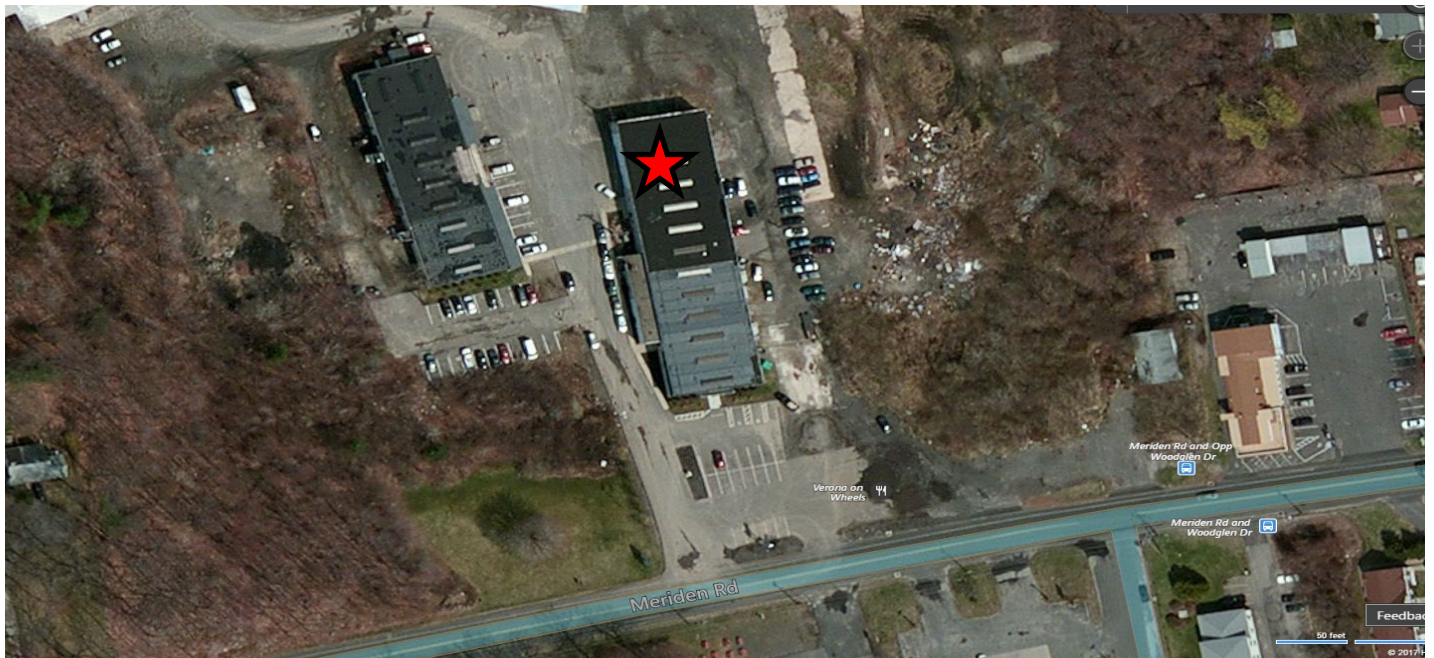
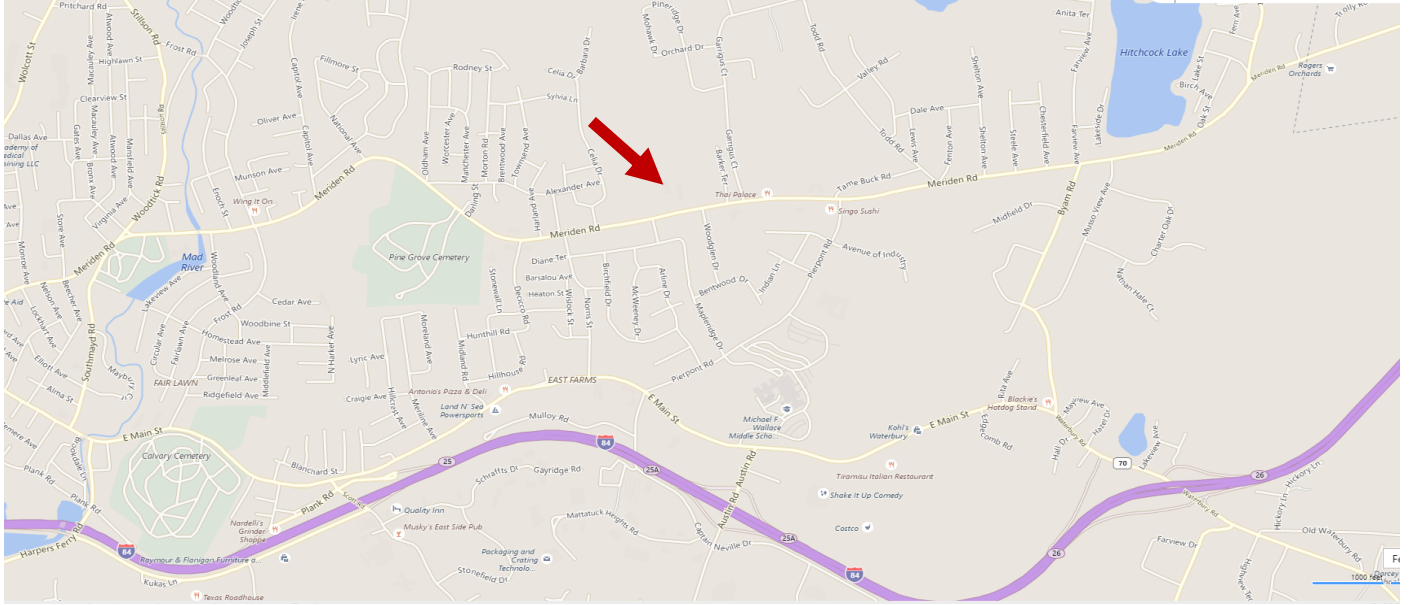
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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1215 Meriden Road Unit 104	
<b>CITY, STATE</b>		Wolcott, CT 06716	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
Ceiling Height	14'	Acres	20
Ext. Construction	Steel and masonry	Zoning	Indus
Roof	Asphalt	Parking	Ample
Date Built	1950's	State Route / Distance To...	1.5 miles to I -84
		<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TENANT TO VERIFY</b>	
Sewer	City		
Water	City		
Gas	Yes		
		<b>TERMS</b>	
Electrical	200 Amp 208 v 3 phase	Lease	\$6.75 gross + utilities + snow removal
			3-5 year lease