

FOR LEASE

**1200 Main Street South
Southbury, CT**

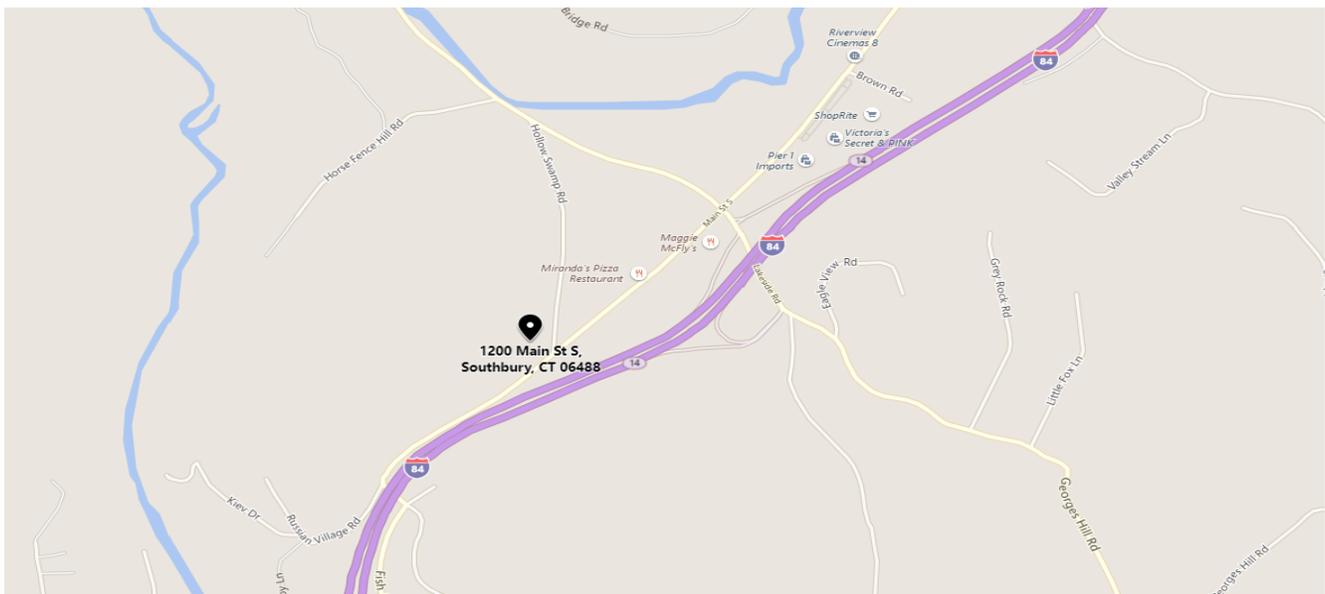


- **40,000 S/F Industrial Facility on 6 acres**
- **4,000 S/F of nicely finished offices**
- **Great location just off I-84 at exit 14**
- **Ideal for many manufacturing or warehouse uses**
- **Heavy power, three loading docks and a drive in door**
- **Large lot offers abundant parking for vehicles and trailers**

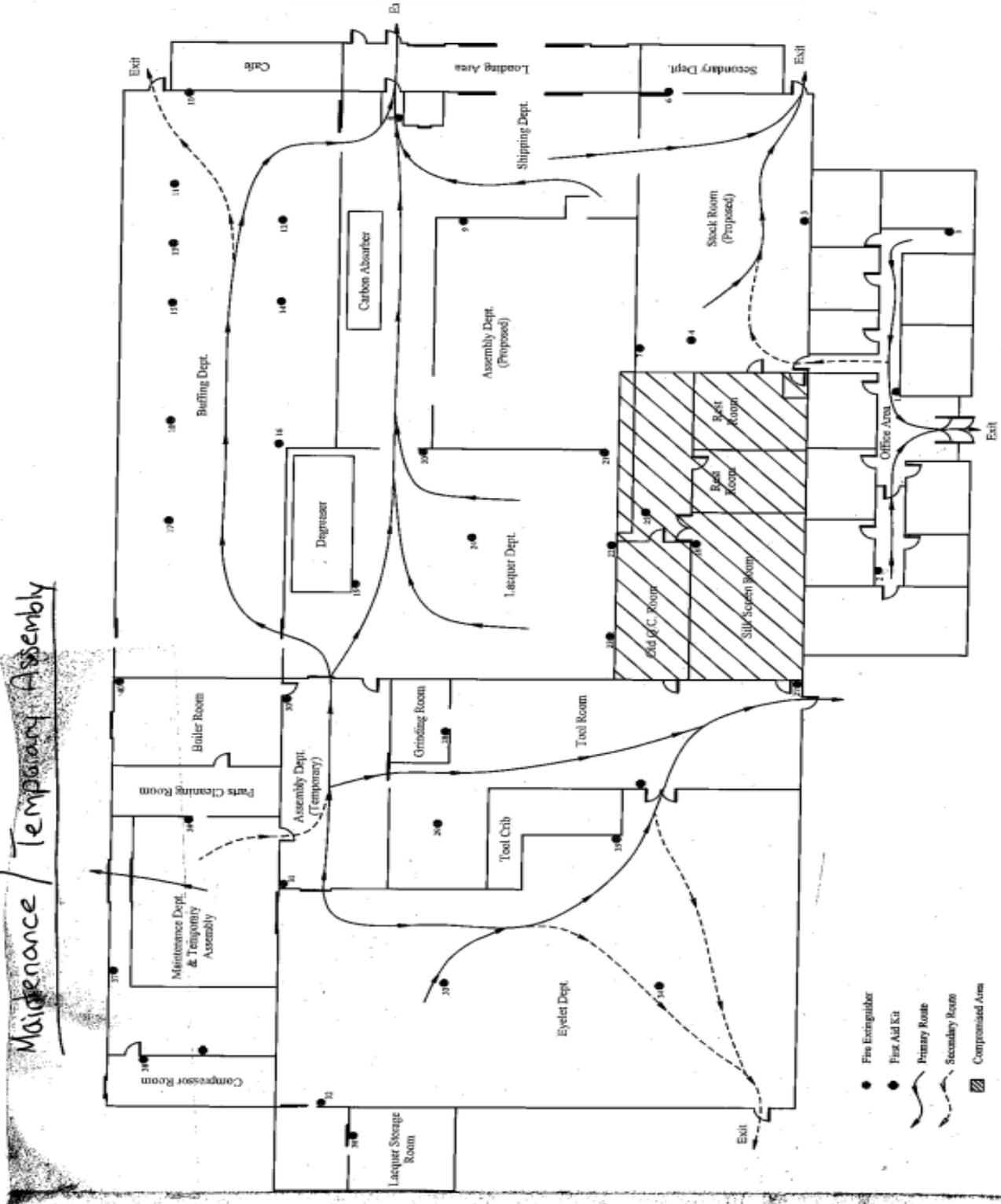
Lease Rate: \$7.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		1200 Main St South	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	40,120	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Office space	4,024	Type of Heat	Propane
Divisible to	+/- 10,000 S/F	OTHER	
Avail docks	3	Acres	6
Avail drive-in	1	Zoning	Industrial M - 2A
Ext. Construction	Concrete block	Parking	Ample
Ceiling Height	13.5	State Route / Distance To...	.25 I-84
Roof	Rubber- membrane	TAXES	
Date Built	1968 / 1975	Assessment	\$1,450,940.00
UTILITIES	Buyer/ Tenant to verify	Mill Rate	28.80
Sewer	Septic	Taxes	\$41,816.09
Water	Well	TERMS	
Gas	No	Lease	\$7.00 NNN
Electrical 2 Services	2000 amps / 2500 amps 240 V - 3 phase		



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