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FOR LEASE

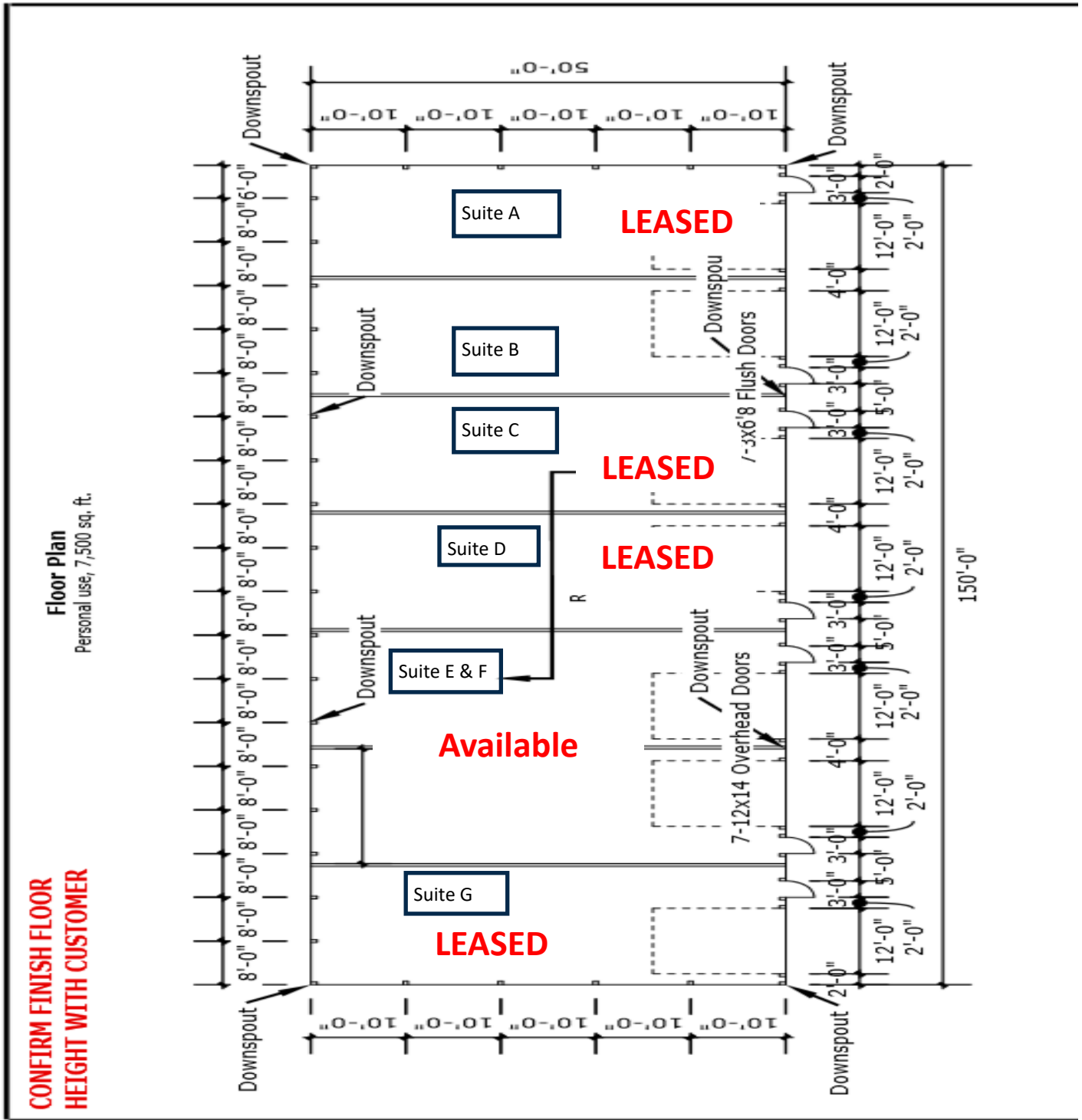


***31 Industrial Road
Prospect, CT 06712***

**2,100 S/F Industrial/Flex Unit
Built in 2021**

**2 X Oversized Drive in Doors 14' x 12'
Great Location Easy RTE 8 & I84 Access
Lease Price \$12 PSF Gross + Utilities**





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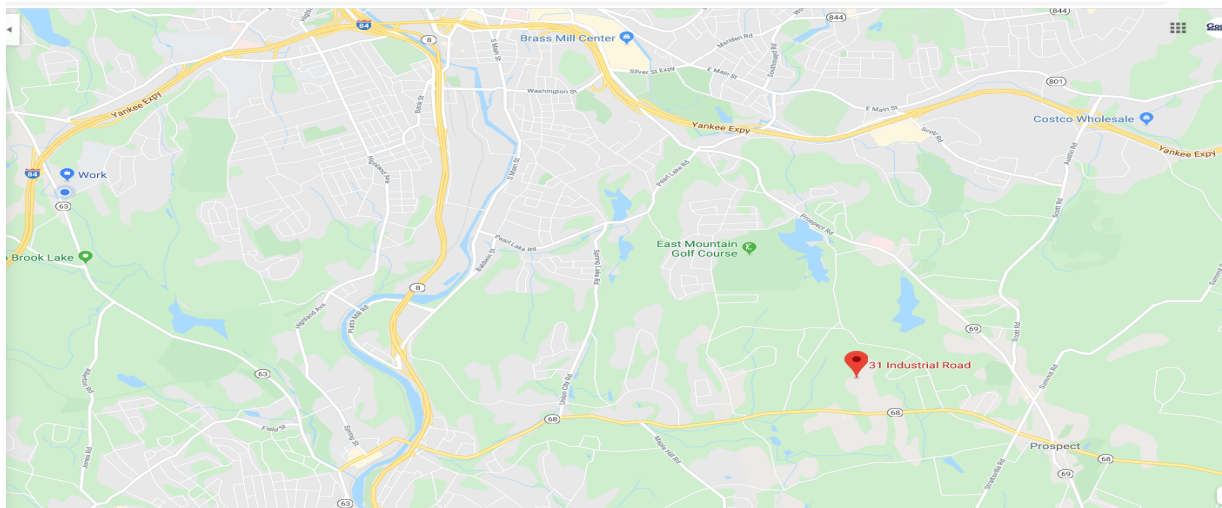
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PROPERTY DATA FORM

PROPERTY ADDRESS		31 Industrial Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,500 +/- S/F	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,100 +/- S/F	Type of Heat	Propane
		OTHER	
Office space	Yes / small office	Acres	1.1 Acres
Total avail / drive-in	2 Doors (14x12)	Zoning	Indus
Ext. Construction	Metal	Parking	Ample
Ceiling Height	16'	State Route / Distance To...	Route 8/
Roof	Gable	TAXES	
Date Built	2020	Assessment	
UTILITIES		Appraisal	
	Tenant/Buyer to Verify	Mill Rate	
Sewer	Septic	Taxes	
Water	City	TERMS	
Gas	Propane	Lease	\$12 PSF Gross
Electrical	100 Amps		+ utilities



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