

**FOR LEASE**



**33 Bullet Hill Road N.  
 Unit 212  
 Southbury, CT 06488**

**1,878 S/F Beautiful Class A Office Space  
 Located in Highly Sought After Southbury  
 Office Park  
 Asking: \$12.00 PSF NNN**



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.



# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



**CONTACT: MICHAEL GRIEDER**

Email: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
850 Straits Turnpike Suite 204  
Middlebury, CT 06762  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>33 Bullet Hill Rd N. Unit 212</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	26,689	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	1,878	Type of Heat	Forced Hot Air & Gas
Ext. Construction	Wood Frame	<b>OTHER</b>	
Roof	Asphalt shingles	Acres	2.36
Date Built	2006	Zoning	Retail/Office
Ceiling Height		Parking	Ample
		State Route / Distance To...	I-84 2/10 mile
<b>UTILITIES</b>		<b>TAXES</b>	
	<b>Tenant/Buyer to Verify</b>	Assessment	
Sewer	Septic	Appraisal	
Water	Well	Mill Rate	
Gas	EverSource	Taxes	
Electrical		<b>TERMS</b>	
		Lease	\$12 PSF NNN + Utilities



**NETS Approximately \$3.30 +/- PSF**

## CONTACT: MICHAEL GRIEDER

Email: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)

850 Straits Turnpike Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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.