

# FOR LEASE



***73 Waterbury Rd  
Prospect, CT 06712***

## **Prime Retail Location**

**7,000 S/F Office/ Warehouse/ Light Industrial Space**

**Lower Level Space**

**2021 Remodel/ Paint, Flooring, Restroom**

**Rear Loading Dock with Conveyor Belt to Lower Level**

**Excellent Location/ Good Exposure on State Route 69**

**Lease: \$1,750 Per Mo. + Utilities**

# PROPERTY DATA FORM

PROPERTY ADDRESS	73 Waterbury Road
CITY, STATE	Prospect, CT 06712

## BUILDING INFO

Total building S/F	11,750 +/-
Number of floors	1
Avail S/F	7,000+/-
Docks	1
Office space	
Ext. Construction	Masonry
Ceiling Height	
Roof	Asphalt (built up)
Date Built	1995

## MECHANICAL EQUIP.

Air Conditioning	N/A
Sprinkler / Type	
Type of Heat	Gas
<b>OTHER</b>	
Acres	.77
Parking	Ample
State Route / Distance To...	Route 8/ 2.5 miles
Zoning	Commercial

## UTILITIES

Sewer	Septic
Water	City
Gas	Yankee Gas
Electrical	400 Amps

## TAXES

Assessment	
Mill Rate	
Taxes	

## TERMS

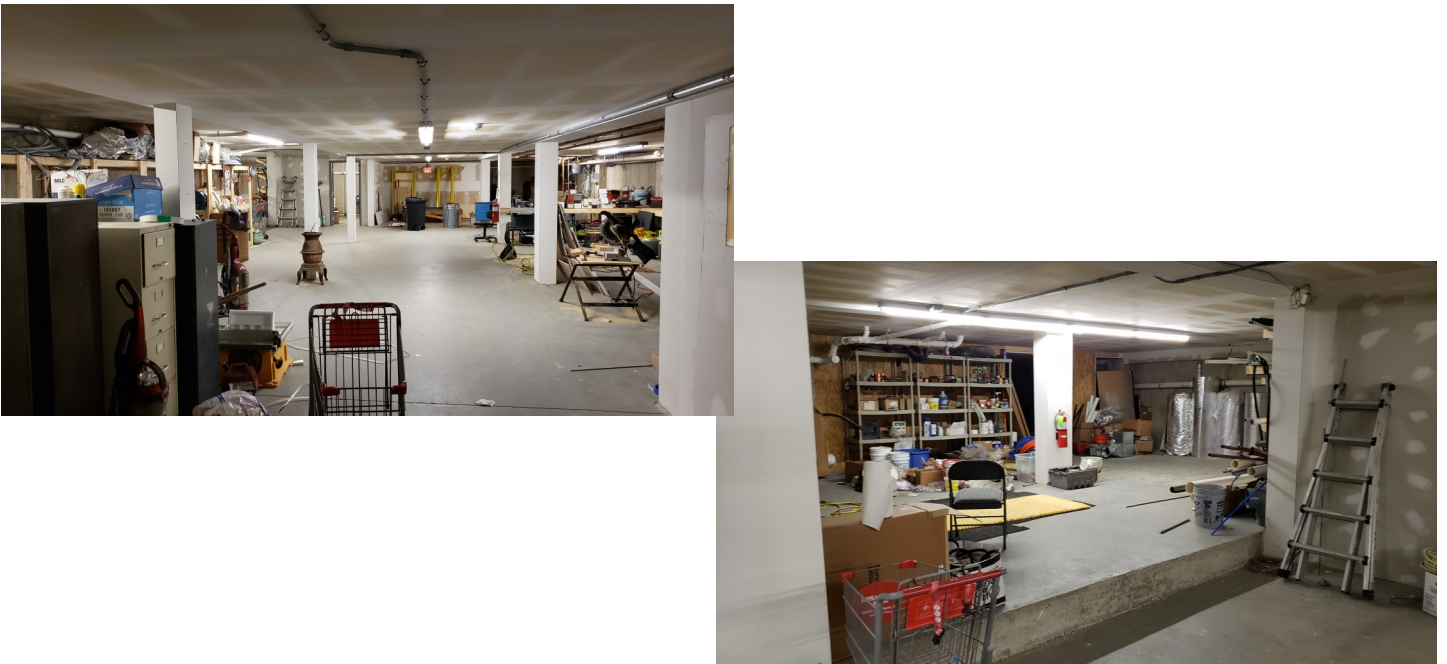
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**Upper Office / Warehouse**



**Basement Office/ Storage**



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