

## **FOR LEASE**

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## 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

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# PROPERTY DATA FORM

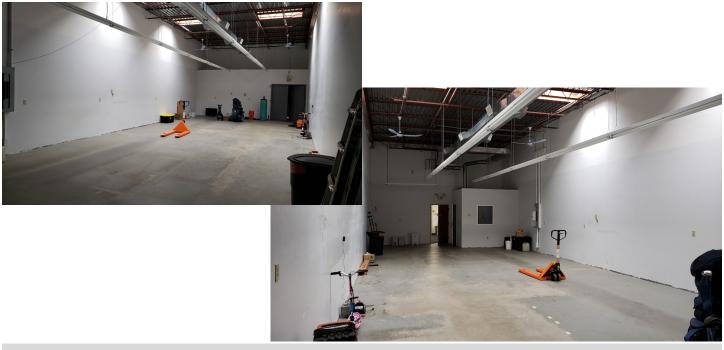
PROPERTY ADDRESS	73 Waterbury Road	
CITY, STATE	Prospect, CT 06712	

BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	11,750 +/-	Air Conditioning	N/A
Number of floors	1	Sprinkler / Type	
Avail S/F	7,000+/-	Type of Heat	Gas
Docks	1	OTHER	
Office space		Acres	.77
Ext. Construction	Masonry	Parking	Ample
Ceiling Height		State Route / Distance To	Route 8/ 2.5 miles
Roof	Asphalt (built up)	Zoning	Commercial
Date Built	1995	TAXES	
		Assessment	•
UTILITIES		Mill Rate	
Sewer	Septic	Taxes	
Water	City	TERMS	
Gas	Yankee Gas	Lease	\$1,750 Per Mo. + Utilities
Planetal	400 4		





#### **Upper Office / Warehouse**



### **Basement Office/ Storage**





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