

## ***Ready For Occupancy***



**1215 - 1261 Meriden Rd  
Wolcott, CT 06716**  
Located on Waterbury - Wolcott Line

**New Retail / Office/ Flex Building  
Join Dollar General  
6,187 S/F Remaining  
Divisible to 1,850 S/F  
Quick Access to I-84 Near Exit 25 A  
Offered at: \$14.00 PSF NNN**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1215 - 1261 Meriden Road	
<b>CITY, STATE</b>		Wolcott, CT 06716	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	16,632	Air Conditioning	Central
Avail S/F	6,187	Sprinkler / Type	No
Divisible	1,850	Type of Heat	Gas
Number of floors	1	<b>OTHER</b>	
Ext. Construction	Masonry - Steel	Acres	+20
Ceiling Height	16'	Zoning	Comm./ Industrial
Roof	Steel	Parking	Ample
Date Built	2019	State Route / Distance To...	I-84 / 2 miles
<b>UTILITIES</b>		<b>SPACE INCLUDES:</b>	
	TENANT TO VERIFY	Heat & Air conditioning	
Sewer	City	Handicap bathroom	
Water	City	Drywall taped & ready for paint	
Gas	EverSource		
Electrical per unit	200 Amps	<b>TERMS</b>	
	208 V/ 3 Ph.	Lease Rate	\$14 PSF NNN

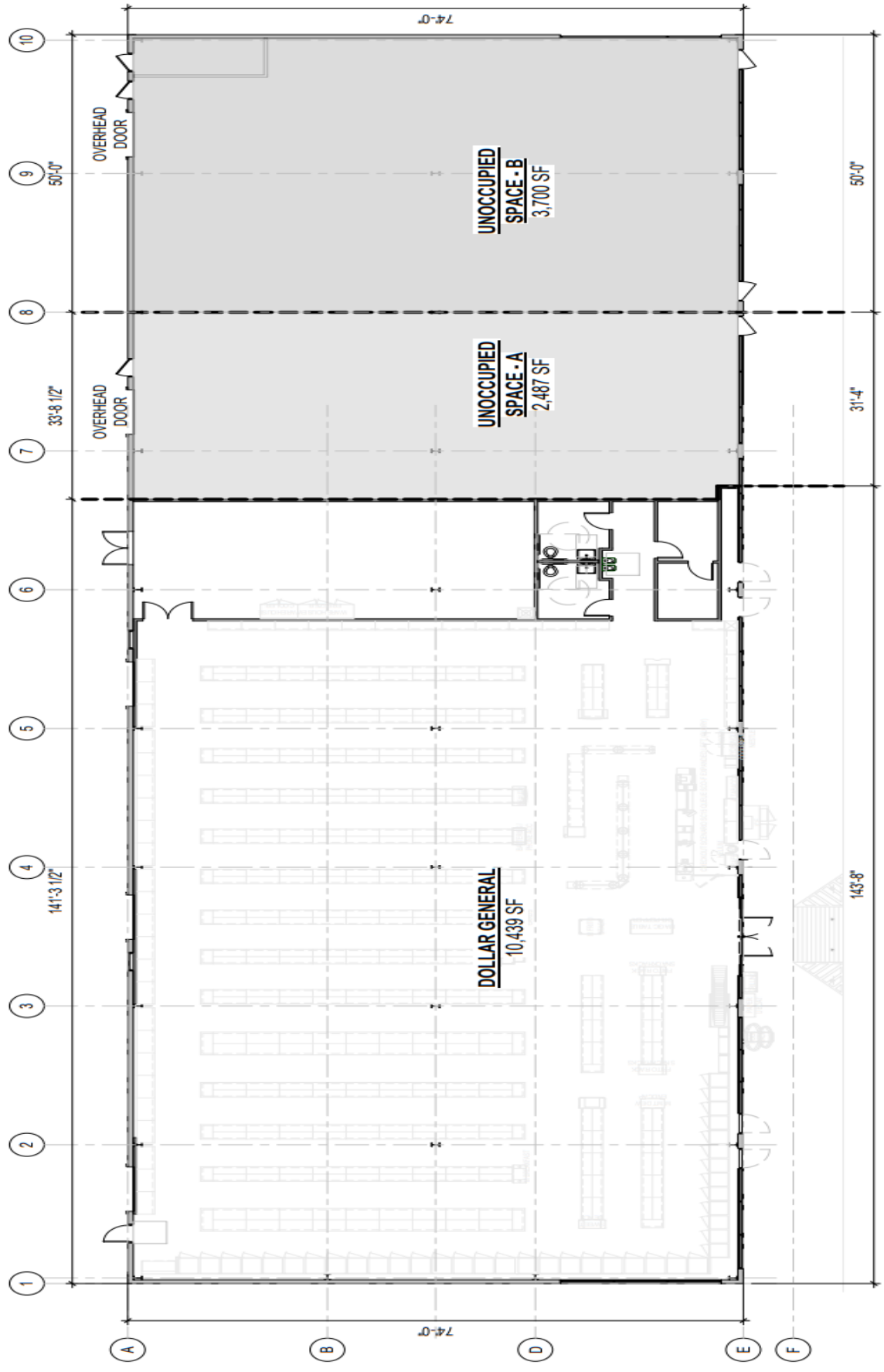


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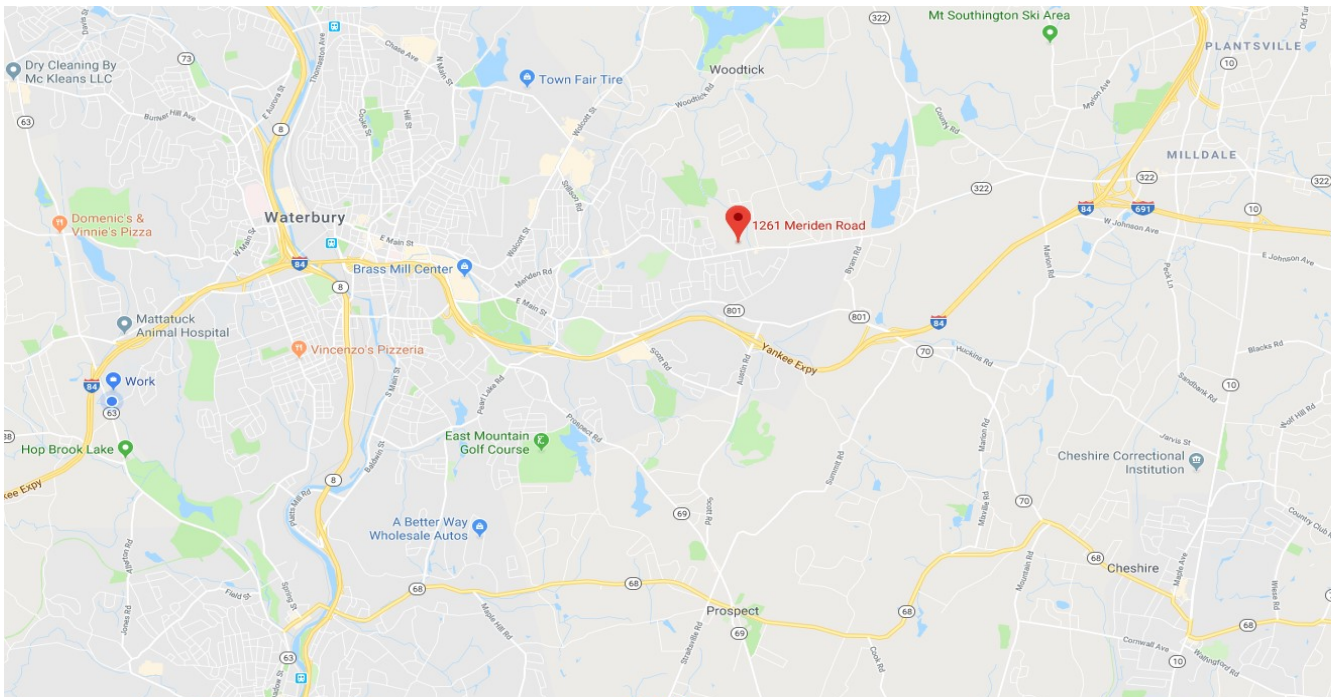
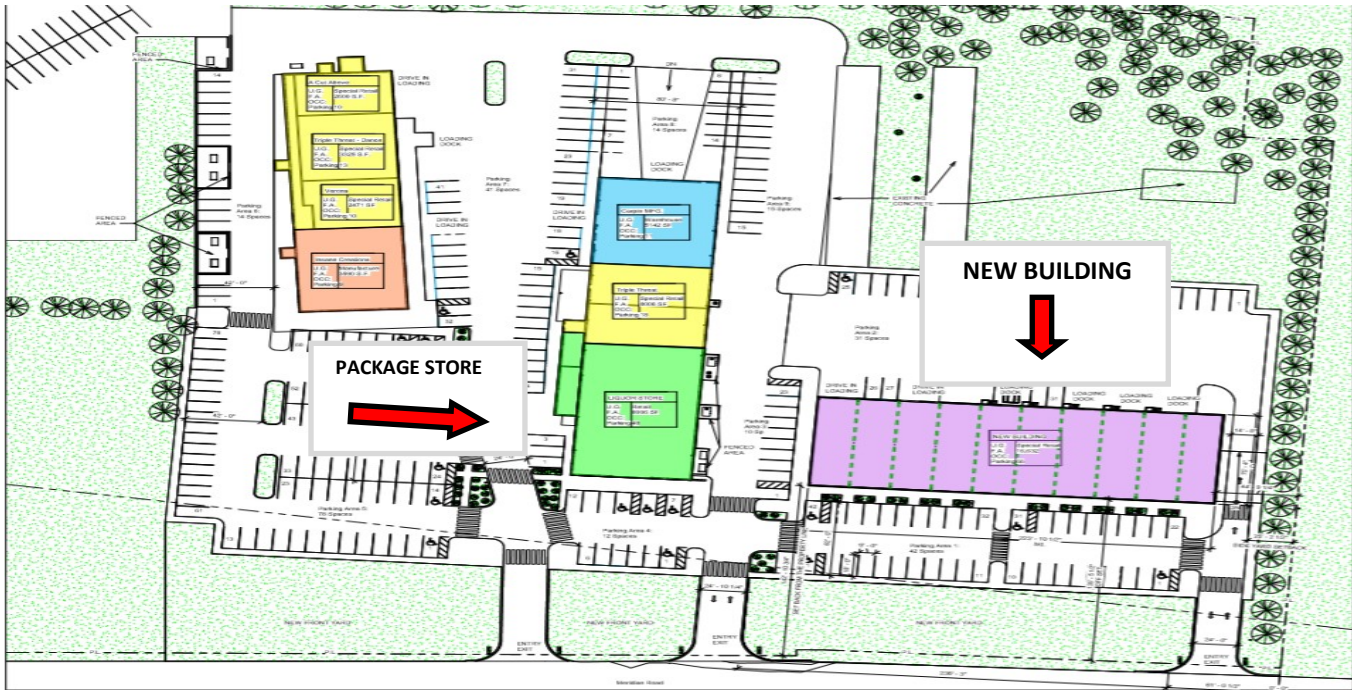
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# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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