

FOR LEASE

**Meriden Road Business Park
1215 Meriden Road
Wolcott, CT**

Unit #201



Unit #201 +/- 3,590 S/F

- **1 Drive in Door**
- **+/- 500 S/F Office Area**
- **Great Low Cost Wolcott Location**
- **1.5 miles to exit 25A I-84**

\$8.00 PSF + Utilities and Snow Removal

PROPERTY DATA FORM

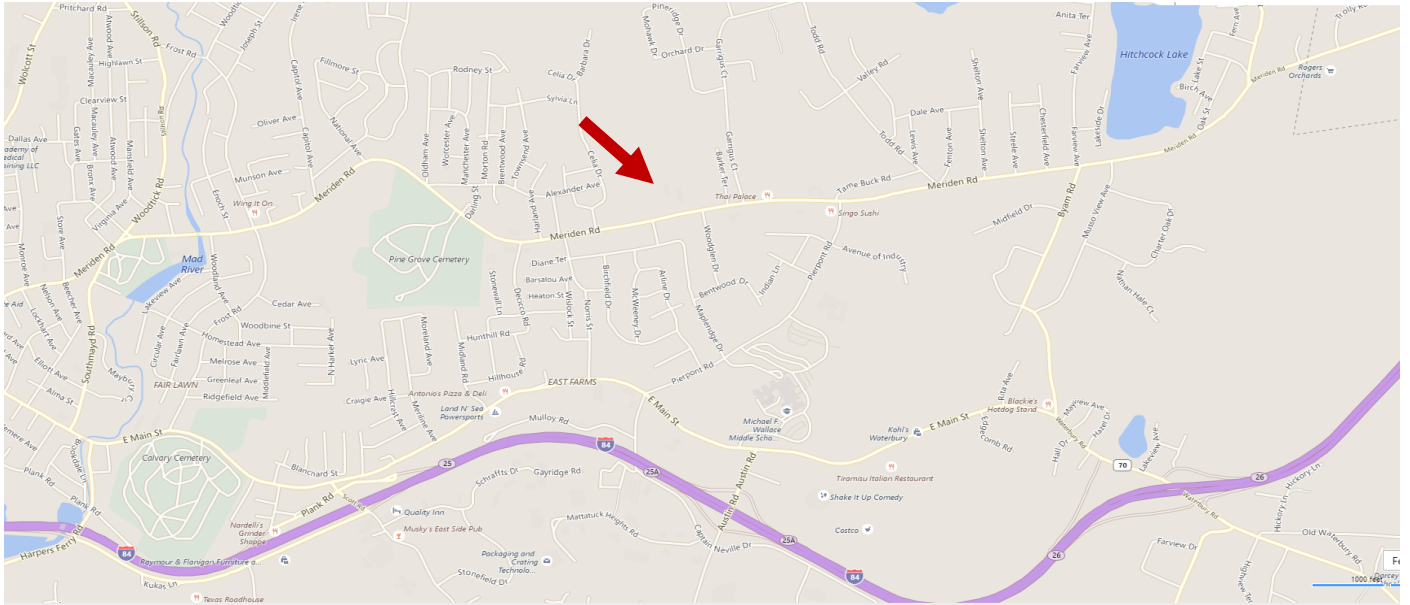
PROPERTY ADDRESS		1215 Meriden Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	70,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,500	Type of Heat	Gas
Drive- in door	Yes	OTHER	
Ceiling Height	14'	Acres	20
Ext. Construction	Steel and masonry	Zoning	Indus
Roof	Asphalt	Parking	Ample
Date Built	1950's	State Route / Distance To...	1.5 miles to I -84
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas		Taxes	
Electrical	200 Amp 208 v 3 phase	TERMS	
		Lease	\$8 gross + utilities + snow removal
			3-5 year lease

1215-1261 MERIDEN RD, WOLCOTT
BUILDING 2

UNIT 201 3,590 RSF AVAILABLE 12/1/2021	UNIT 202 2,471 RSF LEASED	UNIT 203 3,325 RSF LEASED	UNIT 204 2,600 RSF LEASED
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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