

FOR LEASE

Meriden Road Business Park

1215 Meriden Road

Wolcott, CT



Unit 104 5,142 +/- S/F Warehouse or Manufacturing Space

- **2 Drive - in doors + 1 Dock**
- **Clear span building with 14' clear height**
- **Great low cost Wolcott location**
- **1.5 miles to exit 25A I-84**

\$6.00 PSF plus 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 | 5,142 | 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 | \$6 gross + utilities + snow removal |
| | | | 3-5 year lease |



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