

CONTACT: ED GODIN

E-mail: Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

FOR LEASE

41 Lancaster Drive #1 Beacon Falls, CT



- 5,200 S/F includes approximately 900 S/F office
- Newer Industrial Building
- 7 drive in doors bonus
- +/- 2,000 S/F mezzanine storage area
- Minutes from Route 8 highway
- · 19' Clear height, radiant gas floor heat

Offered at: \$9.75 Gross + utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	41 Lancaster Drive
CITY, STATE	Beacon Falls, CT 06403

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,000	Air Conditioning	Office
Number of floors	1 + Mezzanine	Sprinkler / Type	No
Avail/ square feet	5,200 S/F	Type of Heat	Gas
Will subdivide to	5,200 S/F		
Office space	900 S/F	LAND	
Total avail drive- in	7	Total avail/ac	2
Total/ avail s/f mezz	2,000	Parking	12
Ext. Construction	Steel	Zoning	Industrial
Ceiling Height	19' - 23'	TAXES	
Roof	Steel	Assessment	_
Date Built	2007	Mill Rate	_
UTILITIES		TERMS	
Sewer	City		
Water	City	#1	\$9.75 Gross + Utilities
Electrical	200 Amp		
Volts- Phase	208 Volts / 3 phase		



