

# 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**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	41 Lancaster Drive		
<b>CITY, STATE</b>	Beacon Falls, CT 06403		
<b>BUILDING INFO</b>	<b>MECHANICAL EQUIP.</b>		
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		
Total avail drive- in	7		
Total/ avail s/f mezz	2,000		
Ext. Construction	Steel		
Ceiling Height	19' - 23'		
Roof	Steel		
Date Built	2007		
<b>UTILITIES</b>		<b>LAND</b>	
Sewer	City	Total avail/ac	2
Water	City	Parking	12
Electrical	200 Amp	Zoning	Industrial
Volts- Phase	208 Volts / 3 phase		
		<b>TAXES</b>	
		Assessment	
		Mill Rate	
		<b>TERMS</b>	
			#1 \$9.75 Gross + Utilities

