

## CONTACT: ED GODIN

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## 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

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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		



