



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

FOR LEASE

**9 Gramar Avenue
Prospect, CT 06712**



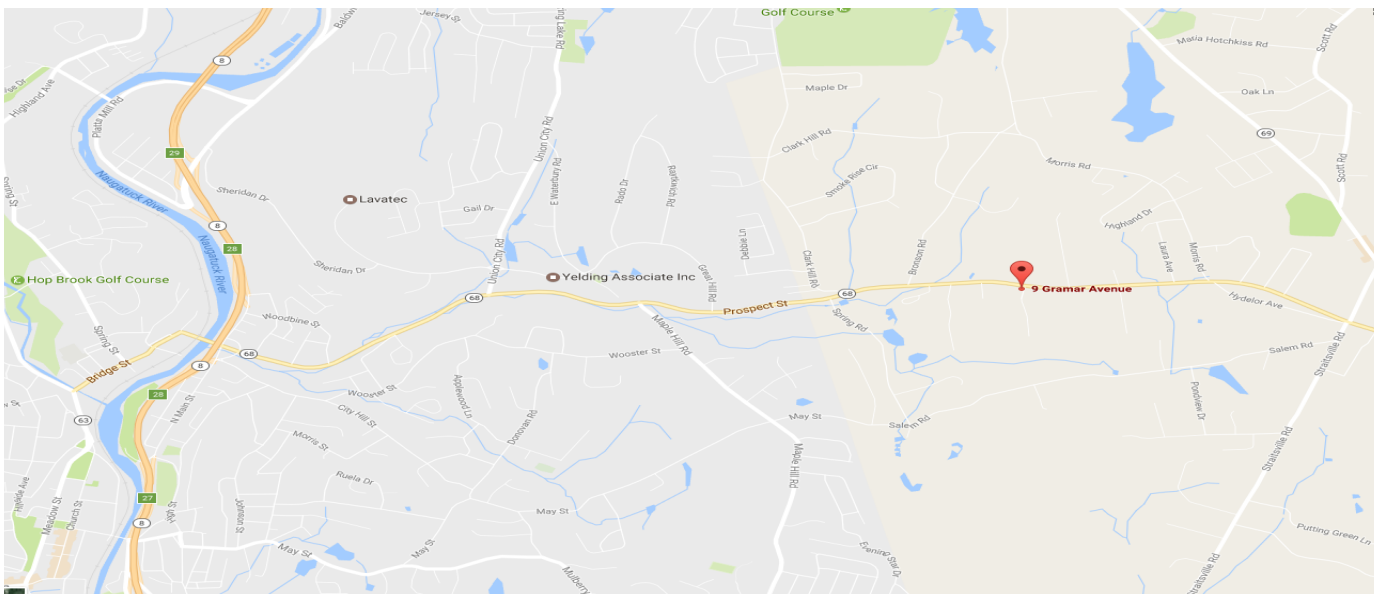
5,600 S/F Industrial space
Ideal for light manufacturing/ contractor
3 Drive in doors/3 loading docks
Ceiling heights: 12' to 25'
1.19 acres located near Prospect Industrial Park
Nice location with easy access to Route 8
Lease Asking price: \$6.50 PSF
Gross + utilities

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	9 Gramar Avenue
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,963	Air Conditioning	TBD
Number of floors	1	Type of Heat	Propane
Available S/F	5,600	OTHER	
Office space	TBD	Zoning	Ind- 1
Loading docks	3	Parking	Ample
Drive in doors	3	State Route / Distance To...	2 miles RT 8
Ext. Construction	Metal / block	Acres	1.19
Ceiling Height	12'- 25'		
Roof	Metal		
Date Built	1972		
UTILITIES		TERMS	
Sewer	Septic	Lease Rate	\$6.50 PSF Gross
Water	City		
Gas	Propane		
Electrical	3x 200 amp 3 phase 4 wire		+ utilities



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