



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

*574 Heritage Road
Southbury, CT*



Heritage Office Building

Suite 201 B: 2,060 S/F

Premier Southbury Office Location

Located next door to the Dolce Heritage Resort, Conference

Center and 18 hole Golf Course

Excellent access to Interstate I-84

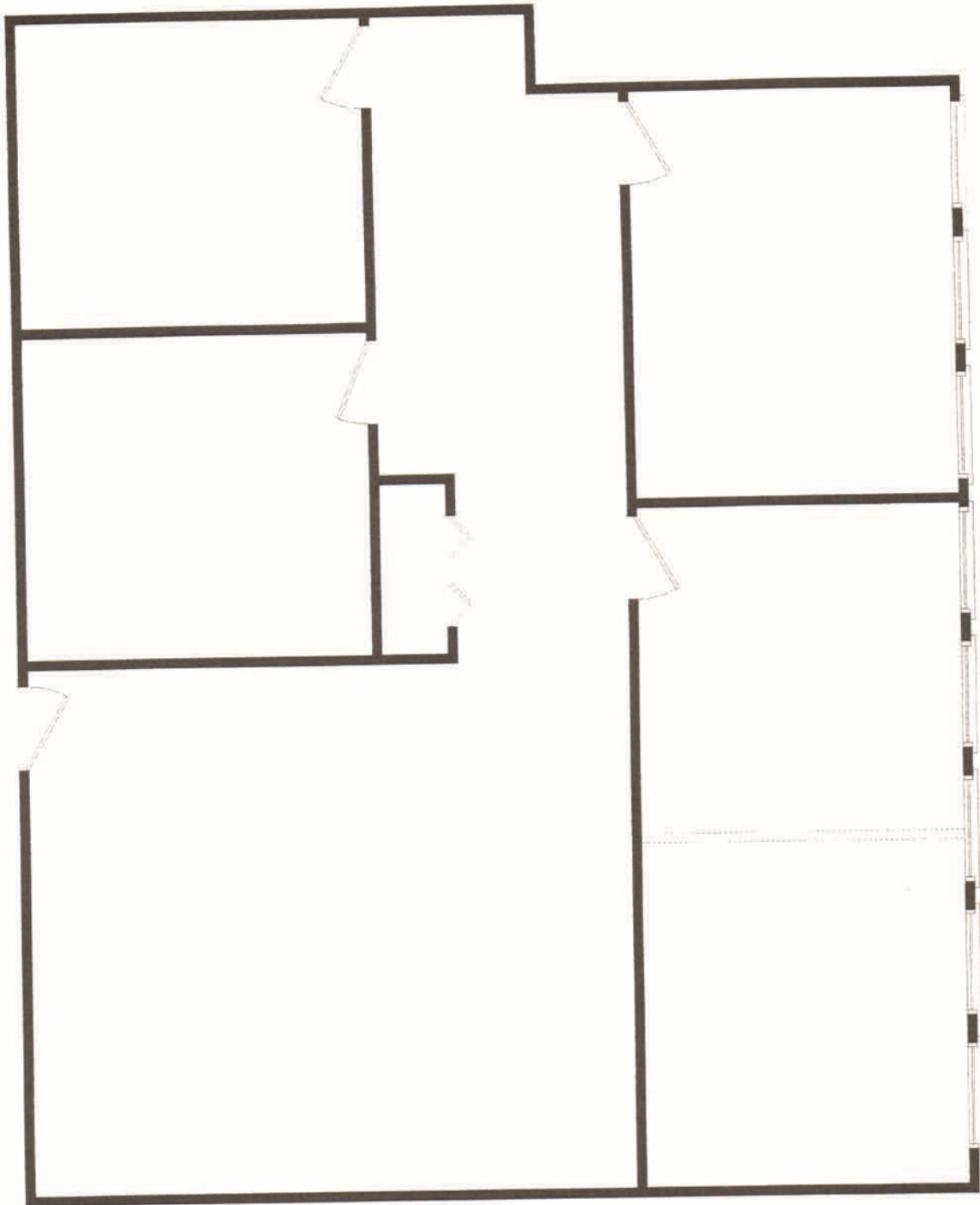
Ample on-site parking

Lease Rate of \$15.00 PSF Gross plus 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	574 Heritage Road		
CITY, STATE	Southbury, CT		
BUILDING INFO			
Available S/F	2,060	MECHANICAL EQUIP	
Will subdivide to	No	Air conditioning	Yes
Exterior construction	Wood	Sprinkler / type	Yes / wet
Interior construction	Finished	Type of heat	Electric
Ceiling height	9'	Elevator	Otis / 2500 lb
Date built	1985	OTHER	
UTILITIES		Zoning	Office
Sewer	City	Parking	Excellent
Water	Heritage Village Water Co	Interstate / Distance to	I-84 / 2 miles
Electric	Separate	State Route / Distance to	Route 6 / 1 mile
		TERMS	
		Lease rate	\$15.00 PSF Gross plus utilities
COMMENTS: Premier office building. Convenient to Exit 15 on I-84. Located next door to the Dolce Heritage Resort, Conference Center and 18 hole Golf Course.			





Heritage Office Building
Unit 201B