

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**

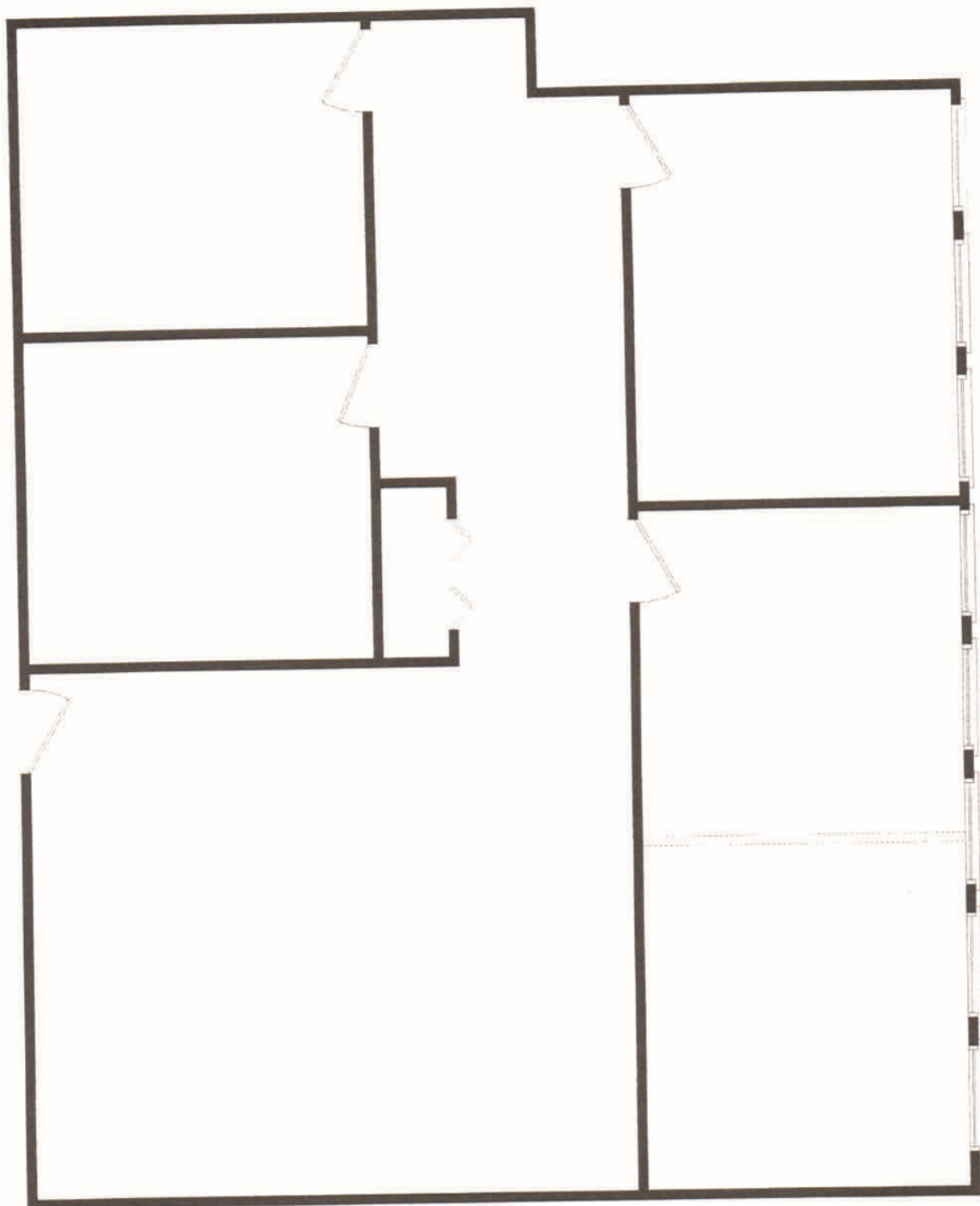
Excellent access to Interstate I-84

Ample on-site parking

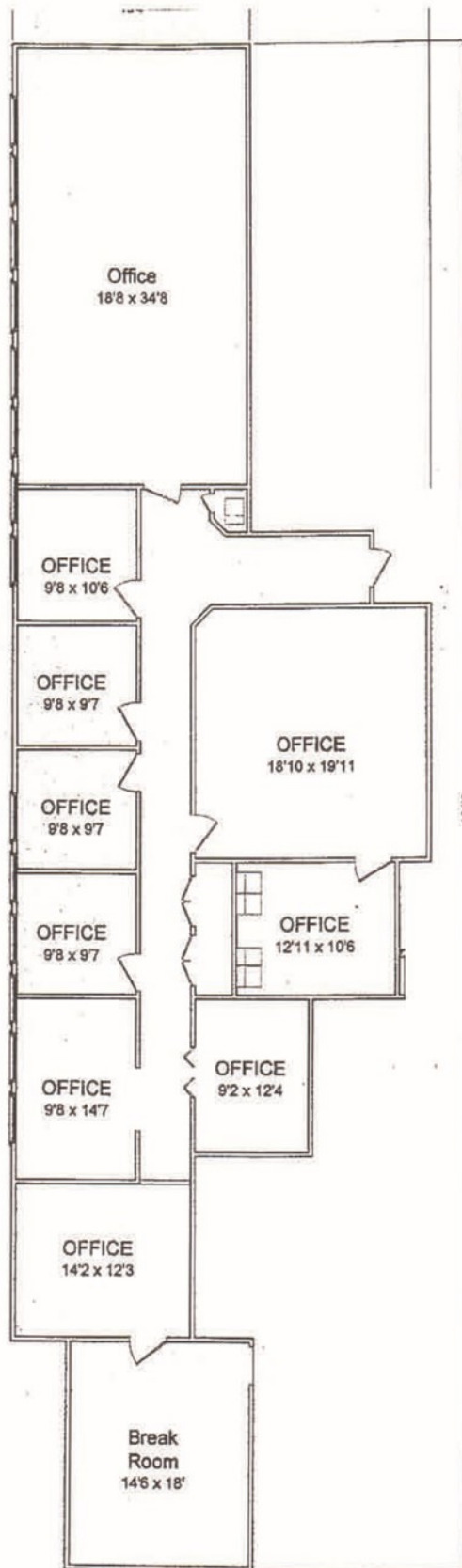
Lease Rate of \$15.00 PSF Gross plus utilities

PROPERTY DATA FORM			
PROPERTY ADDRESS	574 Heritage Road		
CITY, STATE	Southbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Available S/F	2,060	Air conditioning	Yes
Will subdivide to	No	Sprinkler / type	Yes / wet
Exterior construction	Wood	Type of heat	Electric
Interior construction	Finished	Elevator	Otis / 2500 lb
Ceiling height	9'	OTHER	
Date built	1985	Zoning	Office
UTILITIES		Parking	Excellent
Sewer	City	Interstate / Distance to	I-84 / 2 miles
Water	Heritage Village Water Co	State Route / Distance to	Route 6 / 1 mile
Electric	Separate	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



Heritage Office Building /Second Floor
Suite 202 not to scale