

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

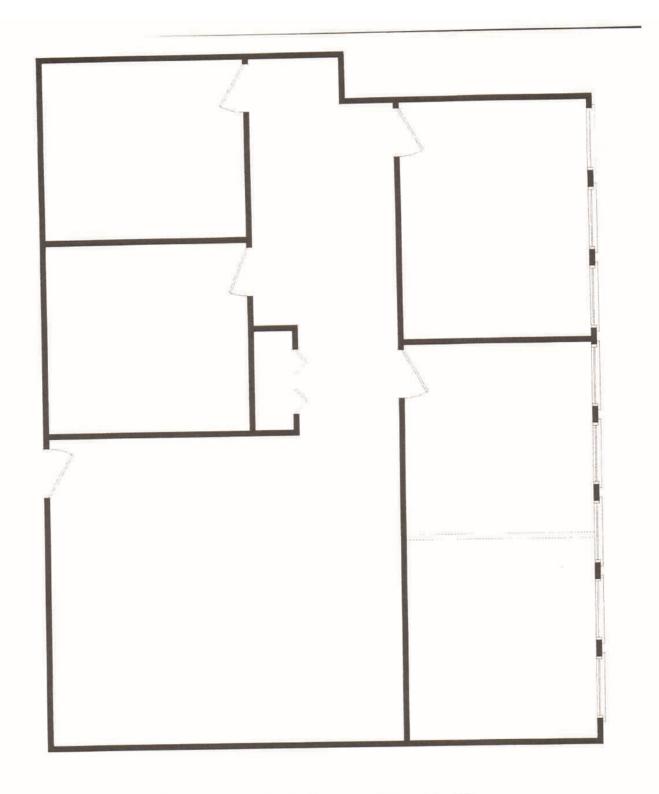
Lease Rate of \$15.00 PSF Gross plus utilities

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.

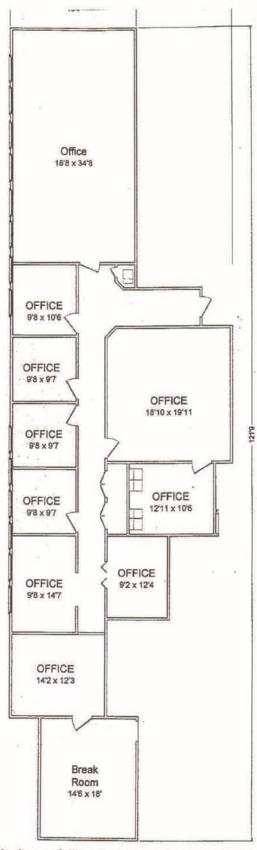
PROPERTY DATA FORM			
PROPERTY ADDRESS	574 Heritage Road		
CITY, STATE	Southbury, CT		
	•		
BUILDING INFO		MECHANICAL EQUIP	
Available S/F	2,060	Air conditioning	Yes
Will subdivide to	No	Sprinkler / type	Yes / wet
Exterior construction	Wood	Type of heat	Electric
Interior construction	Finished	Elevator	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