

FOR LEASE

**909 Prospect Street
Naugatuck, CT**



Brand New Plaza

Location, location High traffic Route 68

1st floor +/- 1,500 S/F

Approved for drive - thru

Ideal for bagel / coffee shop

2nd floor offers:

3 separate offices 700-750 S/F each

or combine to 1 large space

Lease rate: \$12.00 PSF NNN + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		909 Prospect Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,500 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,650 +/-	Type of Heat	Gas
Office	3 offices	OTHER	
Total avail/drive-in	1	Acres	1.55
Ext. Construction		Zoning	Retail
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	2016	TAXES	
		Appraisal	
		Assessment	
		Mill Rate	
		Taxes	
		TERMS	
		Lease rate	\$12.00 NNN + utilities
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical			



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