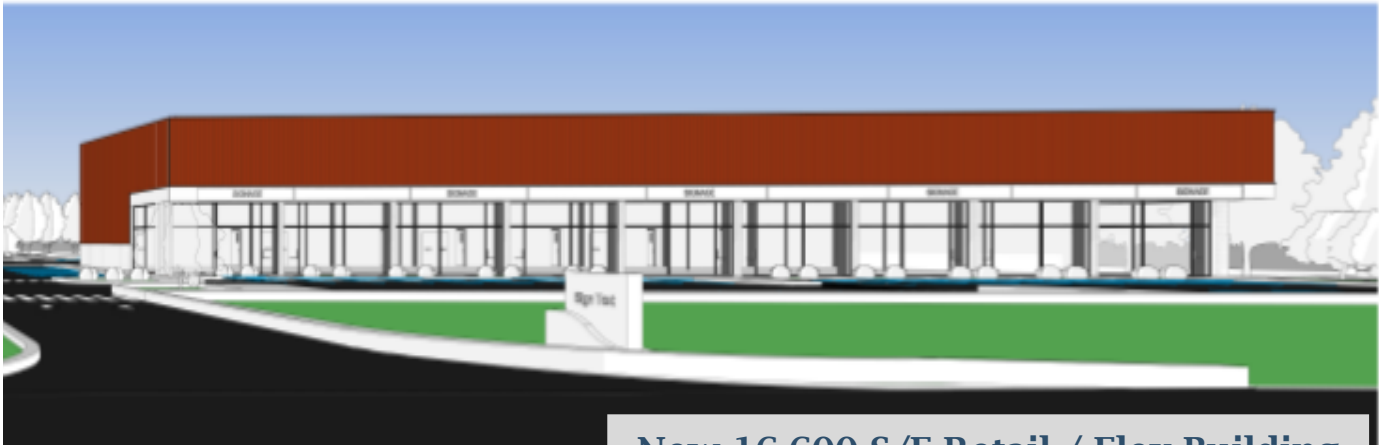


UNDER CONSTRUCTION



**1215 - 1261 Meriden Rd
 Wolcott, CT**

**New 16,600 S/F Retail / Flex Building
 Divisible to 1,850 S/F
 Good Parking
 All Utilities
 Close to Highway
 Offered at: \$14.00 Gross + Utilities**

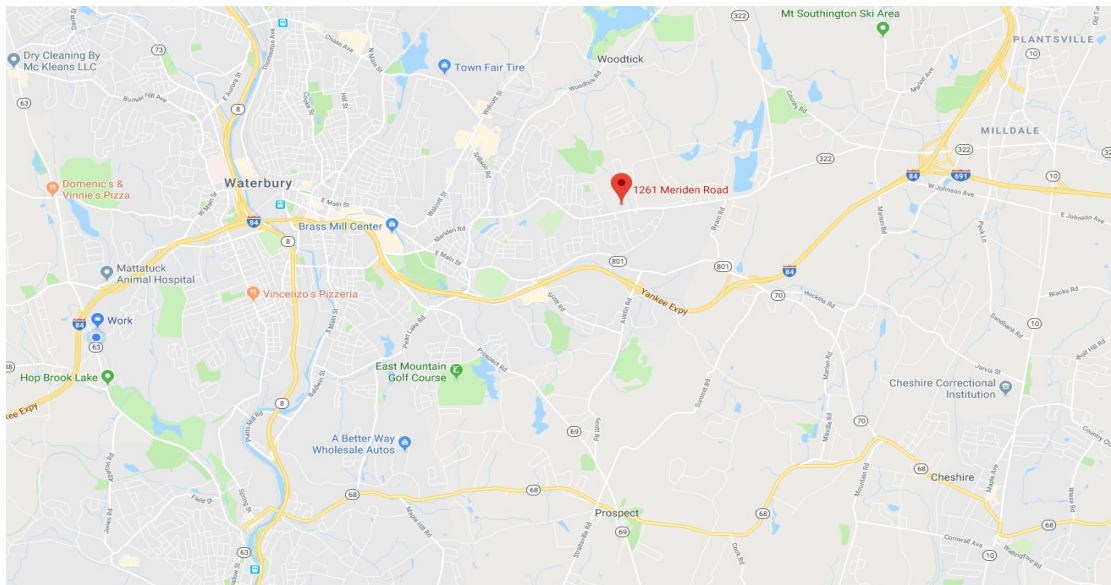


MERIDEN ROAD

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PROPERTY DATA FORM

PROPERTY ADDRESS		1215 - 1261 Meriden Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,632	Air Conditioning	Central
Divisible	1,850	Sprinkler / Type	No
Avail S/F	1,850 - 16,632	Type of Heat	Gas
Number of floors	1	OTHER	
Ext. Construction	Masonry - Steel	Acres	+20
Ceiling Height	16'	Zoning	Comm./ Industrial
Roof	Steel	Parking	Ample
Date Built	2019	State Route / Distance To...	I-84 / 2 miles
UTILITIES		SPACE INCLUDES:	
Sewer	City	Heat & Air conditioning	
Water	City	Handicap bathroom	
Gas	EverSource	Drywall taped & ready for paint	
Electrical per unit	200 Amps 208 V/ 3 Ph.	TERMS	
		Lease Rate	\$14.00 Gross



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203-577-2277

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