

FOR LEASE



**25 Gramar Ave
Prospect, CT 06712**

**10,700 S/F Freestanding Commercial Building on 1.29 Acres
Ideal for Light Industrial / Contractors Space
Divisible by 2 Spaces or Combined (2,200 S/F - 10,500 S/F)**

Unit #1- 2,200+/- S/F Warehouse Space w/Drive-in Door

Unit #2 - 8,500 +/- S/F

3,000 +/- S/F Office Space

5,500 +/- S/F Warehouse / Shop Space / Loading Dock

Lease asking: \$8.25 PSF Gross



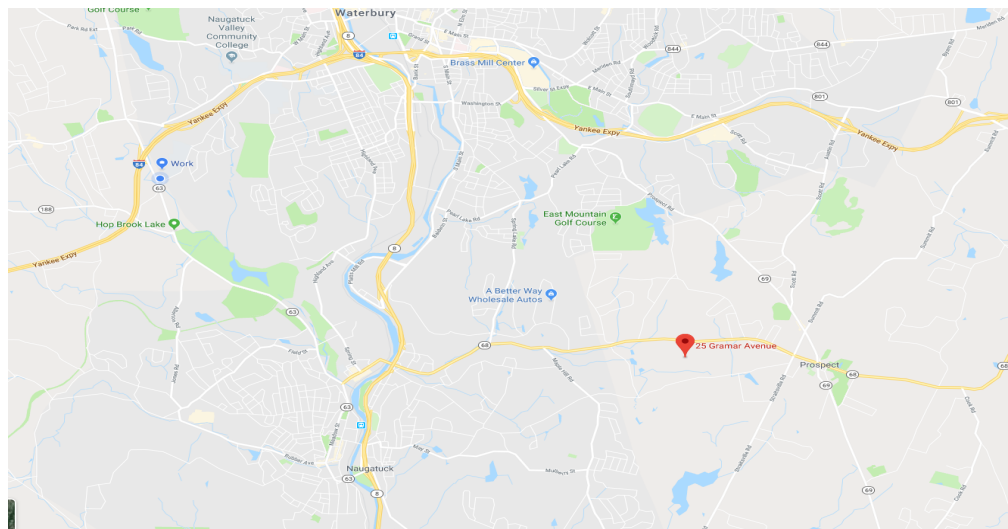
PROPERTY DATA FORM

PROPERTY ADDRESS	25 Gramar Ave
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,210 +/-	Air Conditioning	C/A Office
Number of floors	1	Sprinkler / Type	
Avail S/F	10,700 +/-	Type of Heat	Propane & Natural Gas
Ext. Construction	Masonry/ Wood	OTHER	
Drive in Doors	1	Acres	1.29
Ceiling Height	12'/ 16'	Zoning	Industrial
Roof	Rubber	Parking	Ample
Date Built	1974	State Route / Distance To...	Route 8/ Route 64
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	\$8.25 PSF Gross + Utilities + Snowplowing

UTILITIES

Septic	Yes
Water	Well
Gas	EverSource
Electrical	



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