

## **FOR LEASE**



***25 Gramar Ave Unit A , Prospect, CT 06712***

**Located off busy Route 68 /69**

**Freestanding Commercial Building on 1.29 Acres  
Ideal for Light Industrial / Contractors Space**

**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 + Utilities & Snow Removal**

# Unit A - 8,500 S/F



**Features:**  
**Shop/ Warehouse**  
**With Office, Kitchen & Loading Dock**  
**Natural Gas**



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 25 Gramar Ave Unit A

**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	8,500 +/-	Type of Heat	Natural Gas
Ext. Construction	Masonry/ Wood	<b>OTHER</b>	
Drive in Doors	1	Acres	1.29
Ceiling Height	9"/ 12"	Zoning	Industrial
Roof	Rubber	Parking	Ample
Date Built	1974	State Route / Distance To...	Route 8 & I84

**TAXES**

Assessment  
Appraisal

**UTILITIES** Tenant to verify

Septic Yes  
Water Well  
Gas EverSource  
Electrical Unit A  
  
300 Amp  
120/208 v / 3Ph

Mill Rate  
Taxes

**TERMS**

Lease \$8.25 PSF Gross +  
Utilities + Snowplowing



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