

## **FOR LEASE**

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25 Gramar Ave Unit A, Prospect, CT 06712

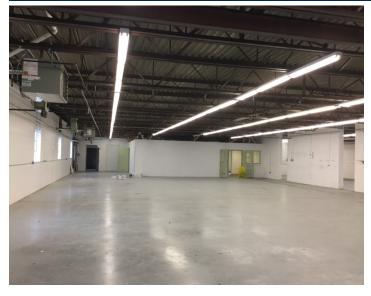
Freestanding Commercial Building on 1.29 Acres Ideal for Light Industrial / Contractors Space

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

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.

## Unit A - 8,500 S/F





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







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	OTHER	
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/ Route 64
		TAXES	
		Assessment	
UTILITIES	Tenant to verify	Appraisal	
Septic	Yes	Mill Rate	
Water	Well	Taxes	
Gas	EverSource	TERMS	
Electrical	Unit A	Lease	\$8.25 PSF Gross + Utilities + Snowplowing
	300 Amp		- 0
	120/208 v / 3Ph		



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