

FOR LEASE

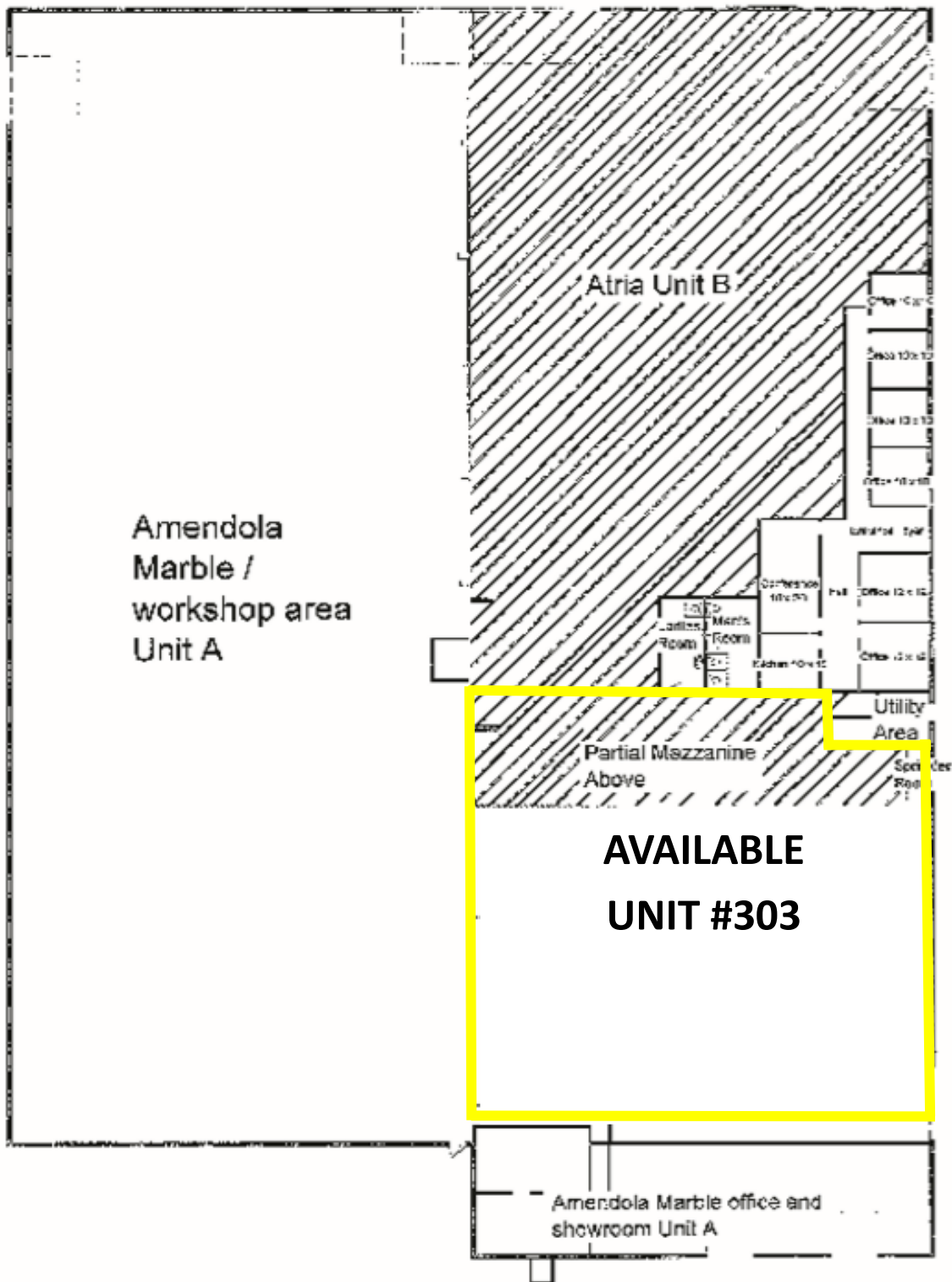
**Meriden Road Business Park
1215 Meriden Road Unit 303
Wolcott, CT**



Unit #303 +/- 5,090 S/F

- **1 Drive in door - Partial Mezzanine Bonus Space**
- **High Bay Warehouse Space with Large 14' Overhead Door**
- **Great low cost Wolcott location**
- **1.5 miles to exit 25A I-84**

Lease rate: \$5.95 PSF + Utilities and Snow Removal



1261 Meriden Road / Wolcott Building 3
34,000 Sq.Ft./ not to scale

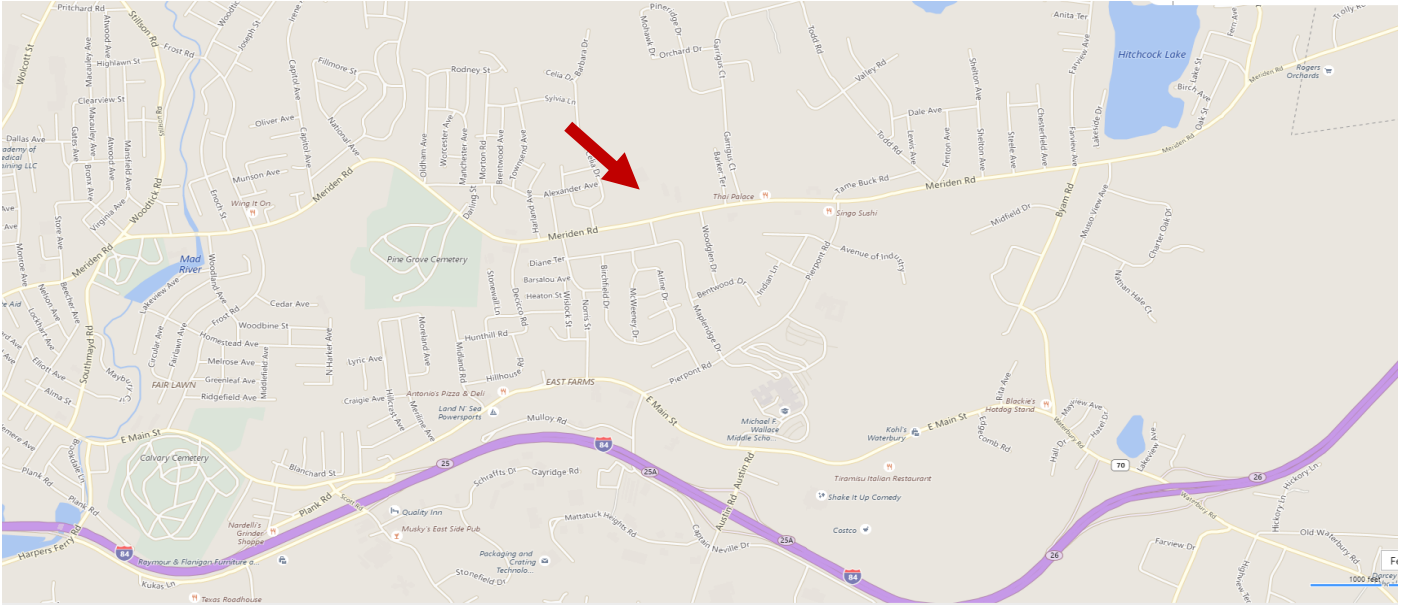


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PROPERTY DATA FORM

PROPERTY ADDRESS		1215 Meriden Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	70,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	5,090	Type of Heat	Gas
Drive - in door	Yes	OTHER	
Ceiling Height	19'	Acres	20
Ext. Construction	Steel and masonry	Zoning	Indus
Roof	Asphalt	Parking	Ample
Date Built	1950's	State Route / Distance To...	1.5 miles to I -84
UTILITIES		TAXES	
	TENANT TO VERIFY	Assessment	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Yes	TERMS	
Electrical	200 Amp 208 v 3 phase	Lease	\$5.95 PSF+ utilities + snow removal
			3-5 year lease

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