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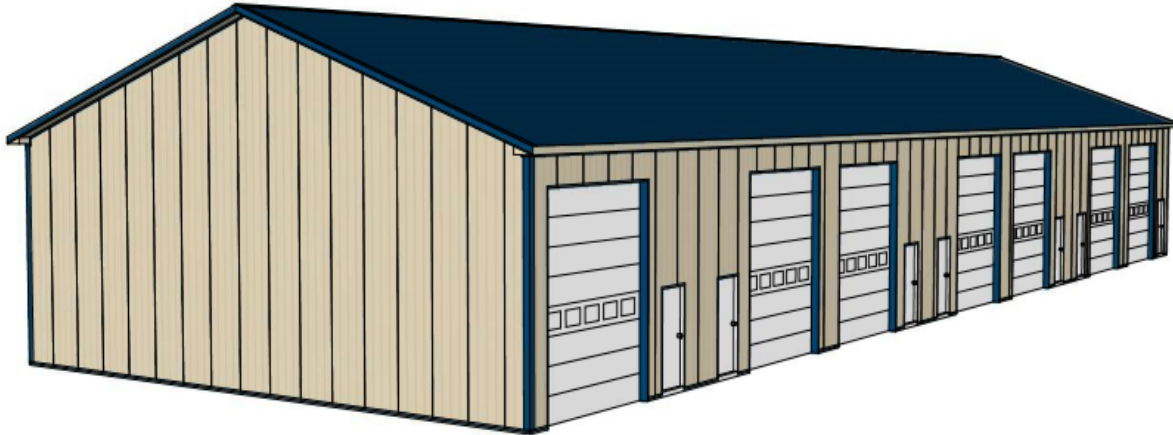
850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



***31 Industrial Road
Prospect, CT 06712***

New Construction

Fall 2020 Occupancy

Industrial/Flex Units

Seven 1,050 S/F Units - Can be Combined

Oversized Drive in Door 14' x 12'

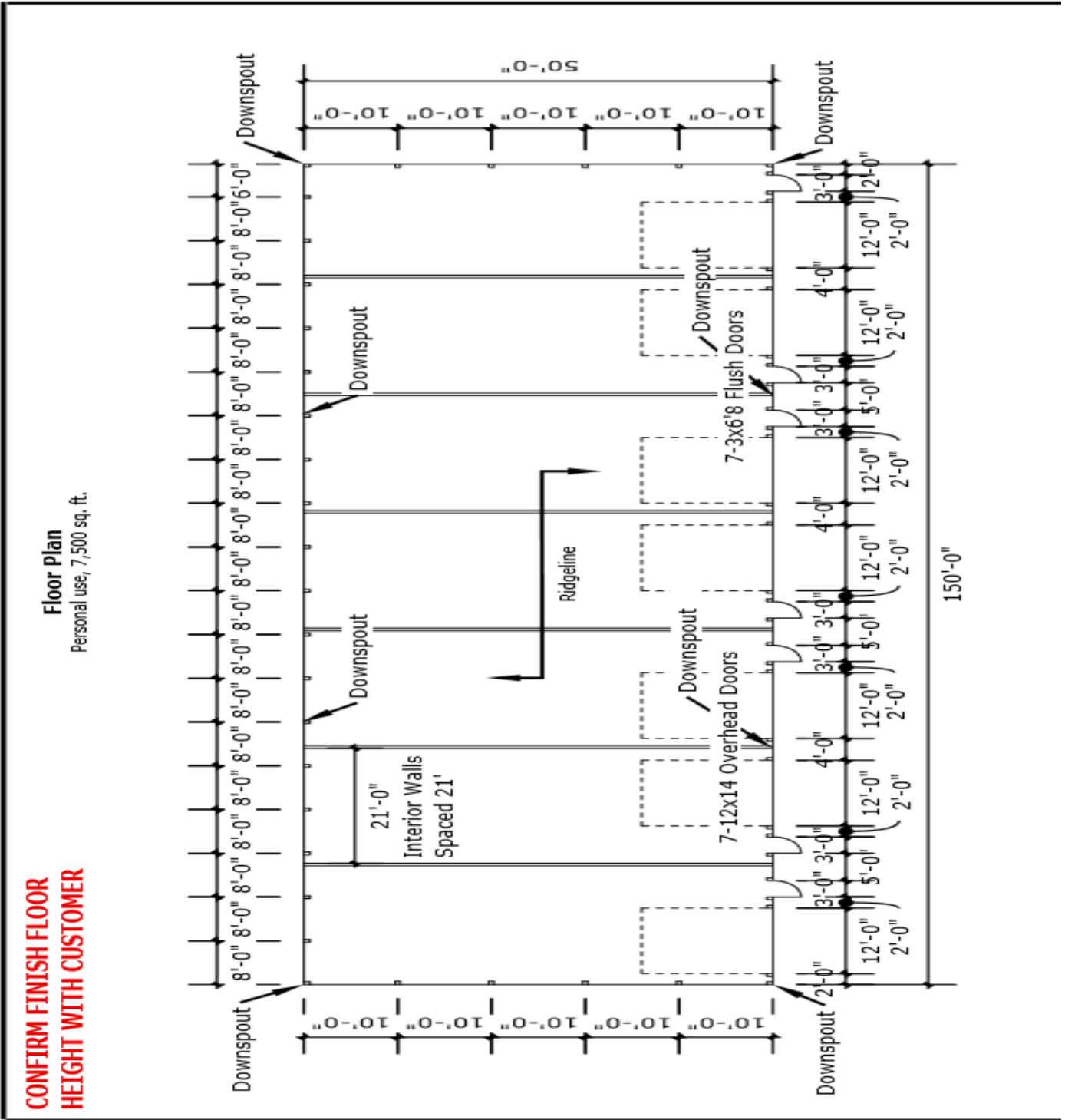
Small Office

Great Location Easy RTE 8 & I84 Access

Lease Price \$12 PSF Gross + Utilities

FRONT





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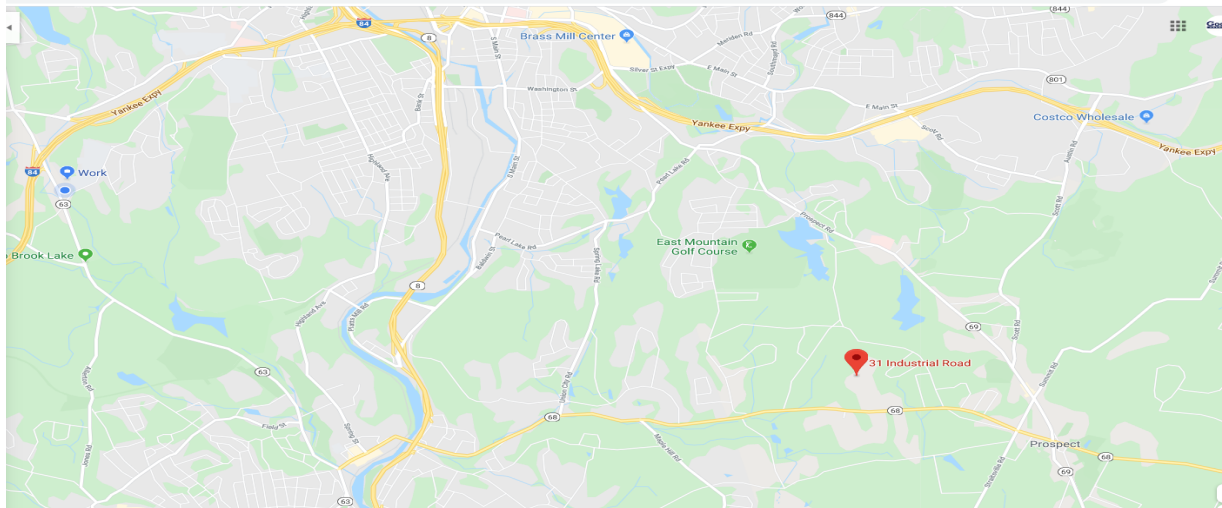
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PROPERTY DATA FORM

PROPERTY ADDRESS		31 Industrial Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,500 +/- S/F	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,500 +/- S/F	Type of Heat	Gas
Will subdivide to	1,050 S/F	OTHER	
Office space	200 S/F	Acres	1.1 Acres
Total avail / drive-in	7 14x12	Zoning	Indus
Ext. Construction	Metal	Parking	Ample
Ceiling Height	16'	State Route / Distance To...	Route 8/
Roof	Gable	TAXES	
Date Built	2020	Assessment	
UTILITIES		Appraisal	
	Tenant/Buyer to Verify	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	EverSource	Lease	\$12 PSF Gross
Electrical	100 Amps		+ utilities



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