

FOR LEASE

41 Lancaster Drive
Beacon Falls, CT



3 - 1,300 S/F has 300 S/F Offices and 1 Drive in Door

- **Newer Industrial Building**
- **Minutes from Route 8 Highway**
- **19' Clear Height, Radiant Gas Floor Heat**
 - **Possible Yard Area**

Offered at: \$1,300 per Month + Electric

Also available #1 - 900 S/F Office Space (Could be Used as Storage)

Lease Rate: \$12.00 Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	41 Lancaster Drive
CITY, STATE	Beacon Falls, CT 06403

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,000	Air Conditioning	Office
Number of floors	Mezzanine	Sprinkler / Type	No
Avail/ square feet	1,300 S/F	Type of Heat	Gas
Will subdivide to	1,300 S/F		
Office space	300 S/F		
Total avail drive- in	7	Total avail/ac	2
Total/ avail s/f mezz		Parking	12
Ext. Construction	Steel	Zoning	Industrial
Ceiling Height	19' - 23'		
Roof	Steel		
Date Built	2007		
UTILITIES		TERMS	
Sewer	Tenant to verify		
Water	City	Lease	#3 \$1,300 mo. + electric #1 \$12.00 PSF Gross + Utilities
Electrical	200 Amp		
Volts- Phase	208 Volts / 3 phase		

CONTACT: ED GODIN

E-mail: EGodinpb@gmail.com

www.GodinPropertyBrokers.com

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

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★★★★★ Commercial / Industrial



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