

# **FOR LEASE**

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73 Waterbury Rd Prospect, CT 06712

### **Prime Retail Space**

4,750 S/F Office/Retail Space Sub-Dividable to 2,975 S/F Lease: \$14 PSF + NNN

7,000 S/F Warehouse/ Light Industrial Space Rear Loading Dock with Conveyor Belt to Lower Level Lease: \$1,500 Per Mo. + Utilities Excellent Location/ Good Exposure on State Route 69 DOT 2020 Traffic Count 10,200 Vehicles Daily





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# PROPERTY DATA FORM

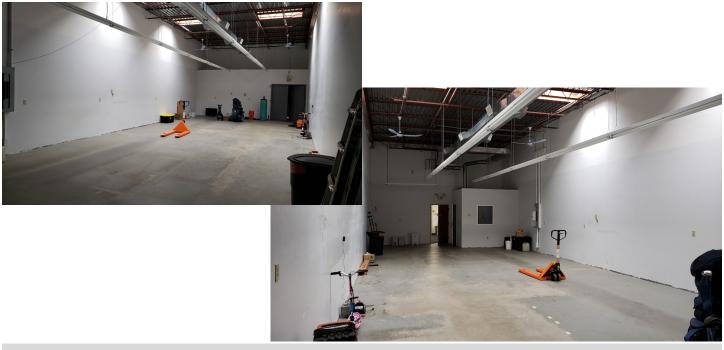
PROPERTY ADDRESS	73 Waterbury Road	
CITY, STATE	Prospect, CT 06712	

BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	11,750 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	11,750 +/-	Type of Heat	Gas
Docks	1	OTHER	
Office space		Acres	.77
Ext. Construction	Masonry	Parking	Ample
Ceiling Height		State Route / Distance To	Route 8/ 2.5 miles
Roof	Asphalt (built up)	Zoning	Commercial
Date Built	1995	TAXES	
		Assessment	
UTILITIES		Mill Rate	
Sewer	Septic	Taxes	
Water	City	TERMS	
Gas	Yankee Gas	4,750 S/F	\$14 PSF + NNN
Electrical	400 Amps	7,000 S/F	\$1,500 Per Mo. + Utilities





## **Upper Office / Warehouse**



# **Basement Office/ Storage**





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