

**FOR LEASE**



**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**



# PROPERTY DATA FORM

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

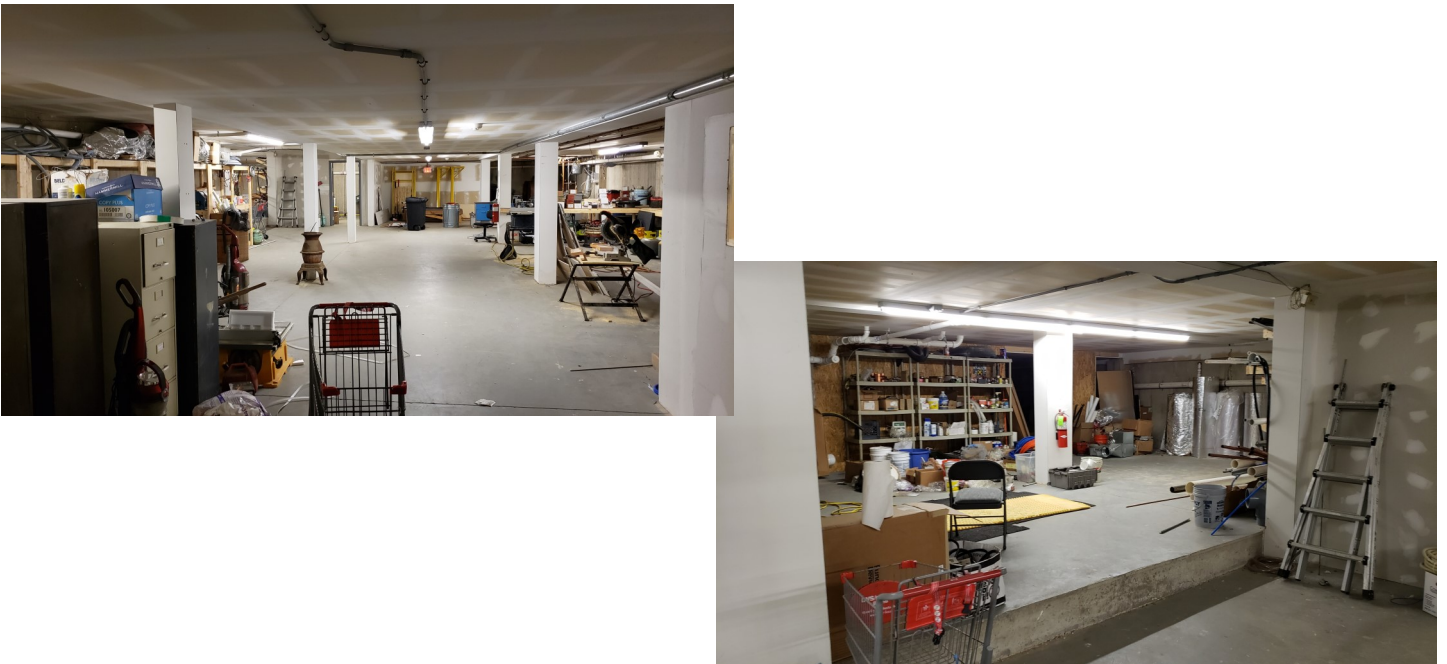
BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	11,750 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	11,750 +/-	Type of Heat	Gas
Docks	1	<b>OTHER</b>	
Office space		Acres	.77
Ext. Construction	Masonry	Parking	Ample
Ceiling Height		State Route / Distance To...	Route 8/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



**Upper Office / Warehouse**



**Basement Office/ Storage**



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