

FOR LEASE



***147 Bacon Pond Road
Woodbury, CT 06798***

**26,600 S/F Industrial Building on 6 Acres
20' Clear Height with Drive Through Capability
+/-4,000 Finished Office Area
Large Fenced Parking Area and Yard
2 Dock and 2 Drive Through Doors
Lease Rate: \$4.95 NNN**

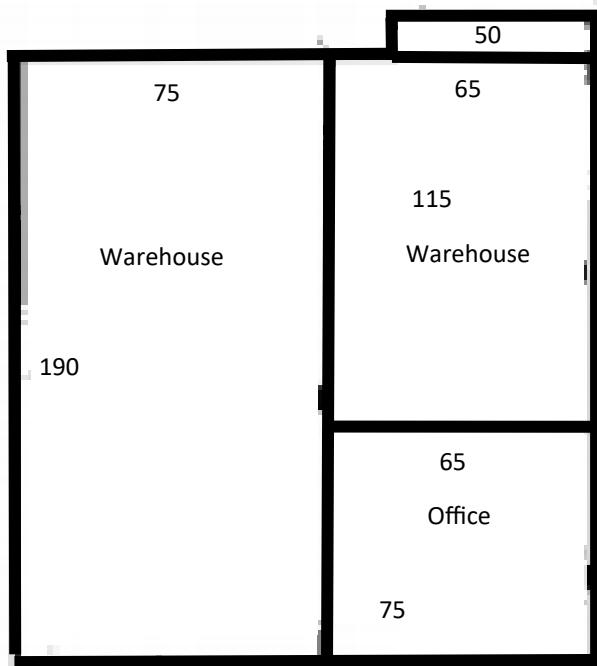




Ideal for many Warehouse, Manufacturing or Service Business
Building has Full Building Generator
Nice Country Location with Good Highway Access
Former Phone Company Facility



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PROPERTY DATA FORM

PROPERTY ADDRESS		147 Bacon Pond Road	
CITY, STATE		Woodbury, CT 06798	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	26,600	Air Conditioning	Office
Number of Floors	1	Sprinkler / Type	No
Avail S/F	26,600	Type of Heat	Propane
Will subdivide to	14,000	OTHER	
Office Space	4,000	Acres	5.98
Column Space	One Row	Zoning	Industrial
Avail Docks	2	Parking	Ample
Avail overhead Doors	2	State Route / Distance To...	I-84 - 5 miles
Ext. Construction	Steel - Block		
Ceiling Height	20'		
Roof	Metal	TAXES	
Date Built	1991	Assessment	\$1,516,660.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$2,166,663
Sewer	Septic	Mill Rate	26.58
Water	Well	Taxes (Both Buildings)	\$40,312.82
Gas	Propane	TERMS	
Electrical	600 Amps	Lease	\$4.95 NNN
	120/208 - v 3 Phase		



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