

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**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

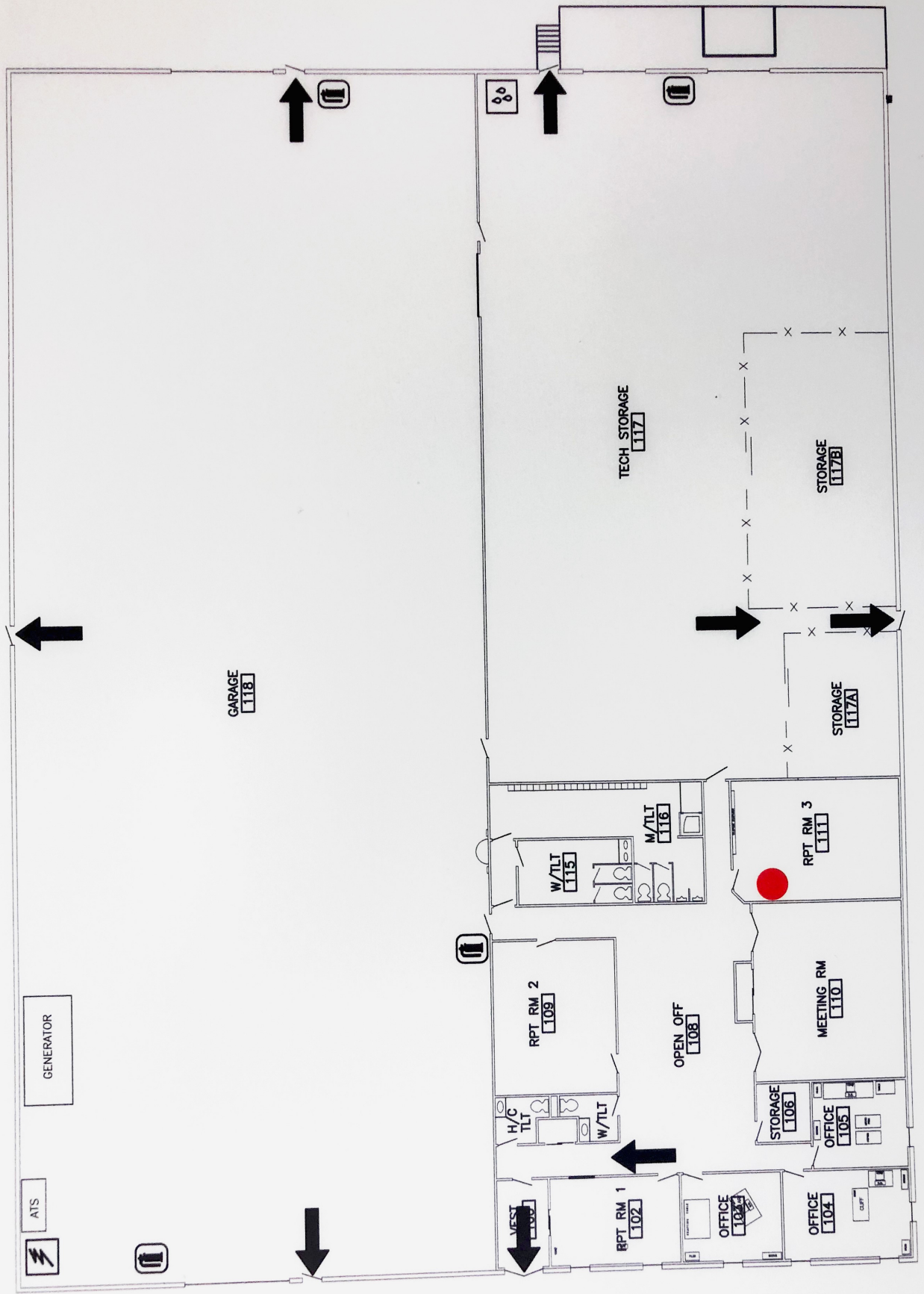


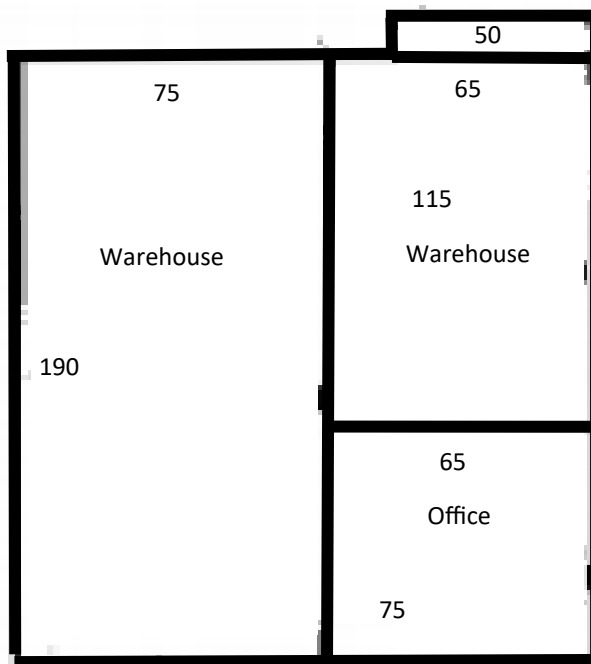
Ideal for many Warehouse, Manufacturing or Service Business
Building has Full Building Generator
Nice Country Location with Good Highway Access
Former Phone Company Facility



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BACON POND ROAD





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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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