

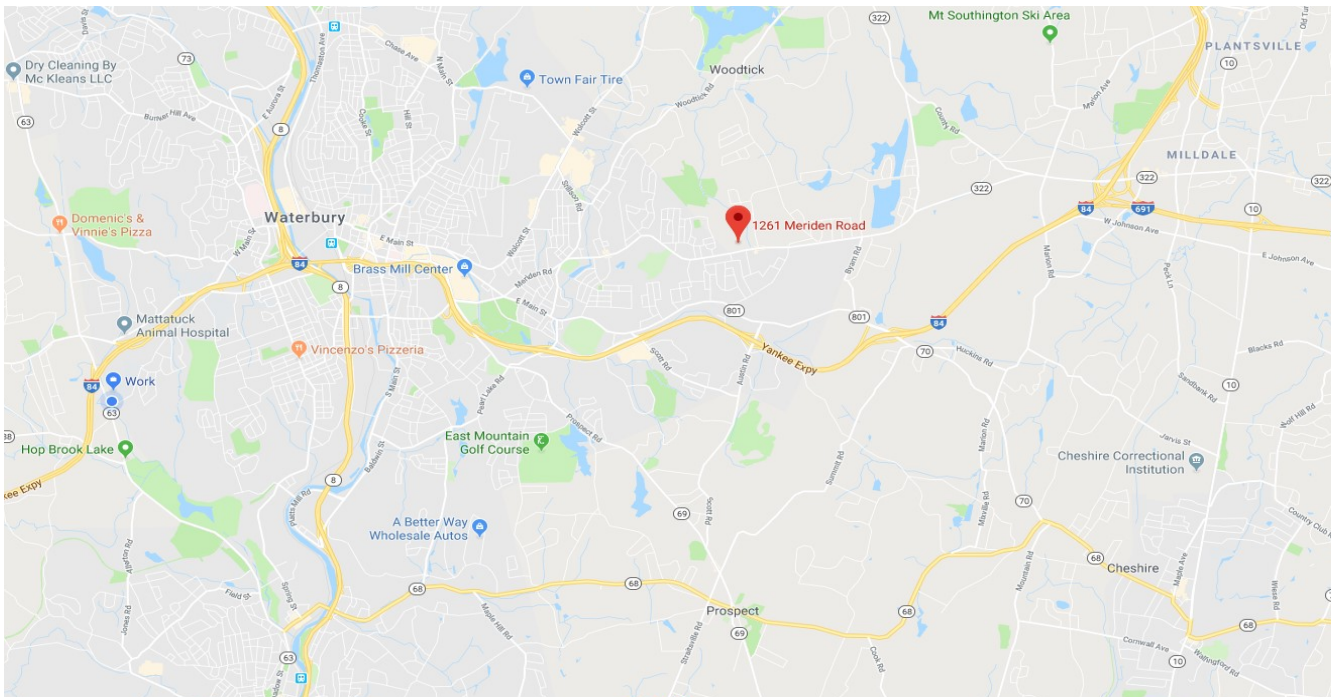
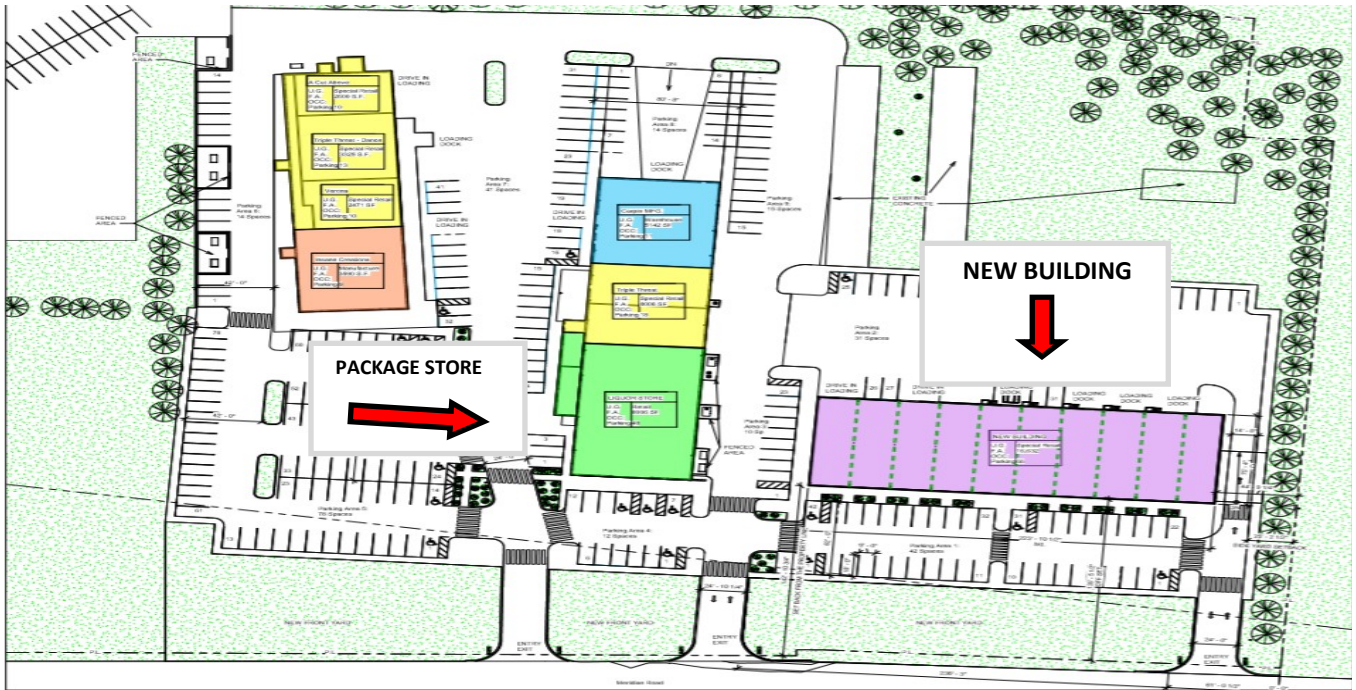
Ready For Occupancy



***1215 - 1261 Meriden Rd
Wolcott, CT 06716***
Located on Waterbury - Wolcott Line

**New 16,600 S/F Retail / Flex Building
Divisible to 1,850 S/F with Overhead Door
Large Parking Area
All Public Utilities + Gas Heat
Quick Access to I-84 Near Exit 25
Offered at: \$14.00 Gross + Utilities**





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PROPERTY DATA FORM

PROPERTY ADDRESS		1215 - 1261 Meriden Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,632	Air Conditioning	Central
Divisible	1,850	Sprinkler / Type	No
Avail S/F	1,850 - 16,632	Type of Heat	Gas
Number of floors	1	OTHER	
Ext. Construction	Masonry - Steel	Acres	+20
Ceiling Height	16'	Zoning	Comm./ Industrial
Roof	Steel	Parking	Ample
Date Built	2019	State Route / Distance To...	I-84 / 2 miles
UTILITIES		SPACE INCLUDES:	
	TENANT TO VERIFY	Heat & Air conditioning	
Sewer	City	Handicap bathroom	
Water	City	Drywall taped & ready for paint	
Gas	EverSource		
Electrical per unit	200 Amps	TERMS	
	208 V/ 3 Ph.	Lease Rate	\$14.00 Gross



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