

CONTACT: MARY BUCKLEY

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Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



**25 Gramar Ave, Unit A
Prospect, CT 06712**

**8,500 +/- S/F Clean Free Standing Commercial Building on 1.29 Acres
Ideal for many Industrial Uses: Warehouse, Light Assembly, Contractors
Loading Dock and Drive In Door
Secure location on a Cul-de-sac with access to I-84 & RTE 8
Lease rate: \$6.25 PSF Gross**



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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Unit A - 8,500 S/F



Features:
Shop/ Warehouse
With Office, Kitchen & Loading Dock
Natural Gas



PROPERTY DATA FORM

PROPERTY ADDRESS 25 Gramar Ave

CITY, STATE Prospect, CT 06712

BUILDING INFO **MECHANICAL EQUIP.**

| | | | |
|-------------------|---------------|------------------------------|---------------|
| Total S/F | 13,120 +/- | Air Conditioning | C/A Office |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | 8,500 +/- | Type of Heat | Natural Gas |
| Ext. Construction | Masonry/ Wood | OTHER | |
| Drive in Doors | 1 | Acres | 1.29 |
| Ceiling Height | 9"/ 12" | Zoning | Industrial |
| Roof | Rubber | Parking | Ample |
| Date Built | 1974 | State Route / Distance To... | Route 8 & I84 |
| | | TAXES | |
| | | Assessment | \$361,420.00 |
| | | Appraisal | \$516,309.00 |
| | | Mill Rate | 31.25 |
| | | Taxes | \$11,294.37 |

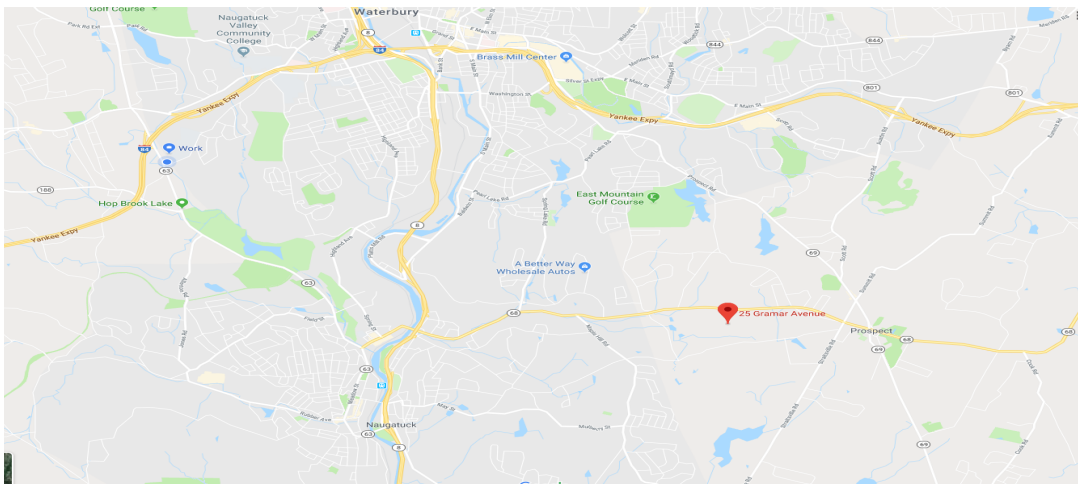
UTILITIES Tenant to verify

| | | | |
|------------|------------|--|--|
| Septic | Yes | | |
| Water | Well | | |
| Gas | EverSource | | |
| Electrical | 300 Amp | | |

TERMS

Lease \$6.25 PSF Gross + utilities

120/208 v / 3Ph



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