

FOR LEASE



**33 Bullet Hill Road N.
 Unit 212
 Southbury, CT 06488**

**1,878 S/F Beautiful Class A Office Space
 Located in Highly Sought After Southbury
 Office Park
 Asking: \$12.00 PSF 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.

Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

PROPERTY DATA FORM

| | | | |
|-------------------------|-------------------------------|--------------------------------------|-----------------------------|
| PROPERTY ADDRESS | | 33 Bullet Hill Rd N. Unit 212 | |
| CITY, STATE | | Southbury, CT 06488 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 26,689 | Air Conditioning | Central |
| Number of floors | 2 | Sprinkler / Type | |
| Avail S/F | 1,878 | Type of Heat | Forced Hot Air & Gas |
| Ext. Construction | Wood Frame | OTHER | |
| Roof | Asphalt shingles | Acres | 2.36 |
| Date Built | 2006 | Zoning | Retail/Office |
| Ceiling Height | | Parking | Ample |
| | | State Route / Distance To... | I-84 2/10 mile |
| UTILITIES | | TAXES | |
| | Tenant/Buyer to Verify | Assessment | |
| Sewer | Septic | Appraisal | |
| Water | Well | Mill Rate | |
| Gas | EverSource | Taxes | |
| Electrical | | TERMS | |
| | | Lease | \$12 PSF NNN + Utilities |



NETS Approximately \$3.30 +/- PSF

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