

FOR LEASE

CONTACT: MICHAEL GRIEDER

Email: mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



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



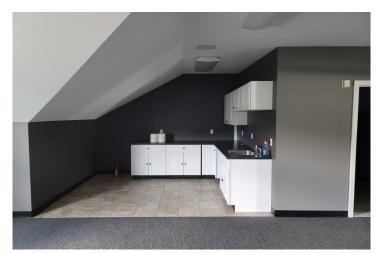
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

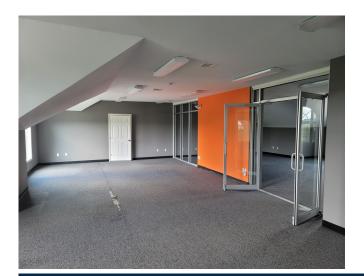














CONTACT: MICHAEL GRIEDER

Email: mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

PROPERTY ADDRESS		33 Bullet Hill Rd N. Unit 212		
CITY, STATE		Southbury, CT 06488		
BUILDING INFO			MECHANICAL EQUIP.	
Total S/F Number of floors	26,689 2		Air Conditioning Sprinkler / Type	Central
Avail S/F Ext. Construction	1,878 Wood Fra	ume	Type of Heat OTHER	Forced Hot Air & Gas
Roof Date Built	Asphalt s 2006	shingles	Acres Zoning	2.36 Retail/Office
Ceiling Height		Parking State Route / Distance To	Ample I-84 2/10 mile	
	_		TAXES Assessment	
UTILITIES		Buyer to Verify	Appraisal	
Sewer	Septic		Mill Rate	
Water	Well		Taxes	-
Gas	EverSource		TERMS	
Electrical			Lease	\$12 PSF NNN + Utilities
George Ewald Park Southbury Library Contraintfield Farms Restaurant & Bar Golf Course Planet Fitness O	Heritage Rd Old Wa	Rd. Community House Rd	NETS Approximately \$3.3	30 +/- PSF
Nardelli's Grinder shopp	ocle	M Southbury		
CONTACT: MICHAEL GRIEDER Email: mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com				

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.