

CONTACT: MARY BUCKLEY or ED GODIN, SIOR

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Ready For Occupancy



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

New Retail / Office/ Flex Building 6,187 S/F Remaining Divisible to 1,850 S/F Large Parking Area All Public Utilities + Gas Heat Quick Access to I-84 Near Exit 25 Offered at: \$14.00 PSF NNN



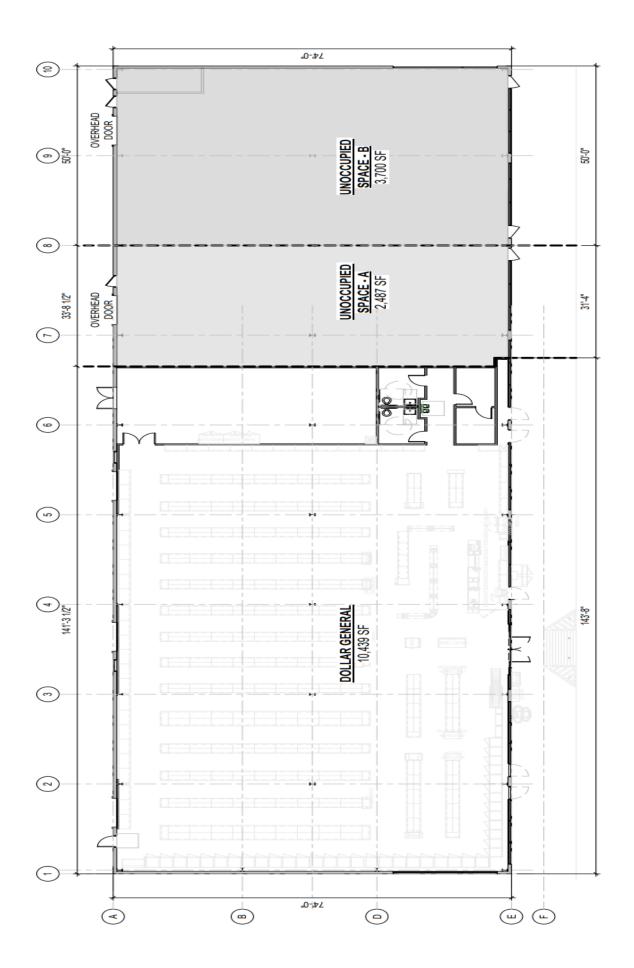
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM			
PROPERTY ADDRESS 121		215 - 1261 Meriden Road	
CITY, STATE	W	olcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,632	Air Conditioning	Central
Avail S/F	6,187	Sprinkler / Type	No
Divisible	1,850	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
		SPACE INCLUDES:	
UTILITIES	TENANT TO VERIF	Y 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 PSF NNN



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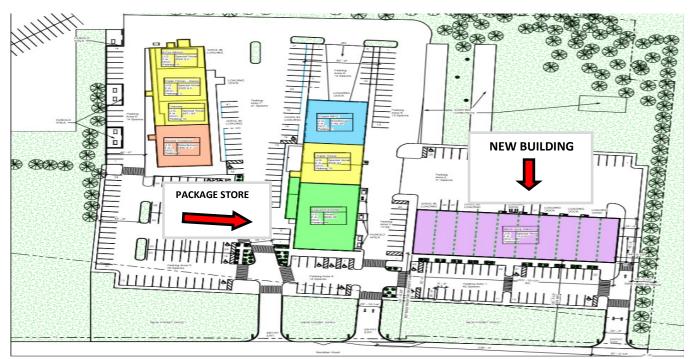


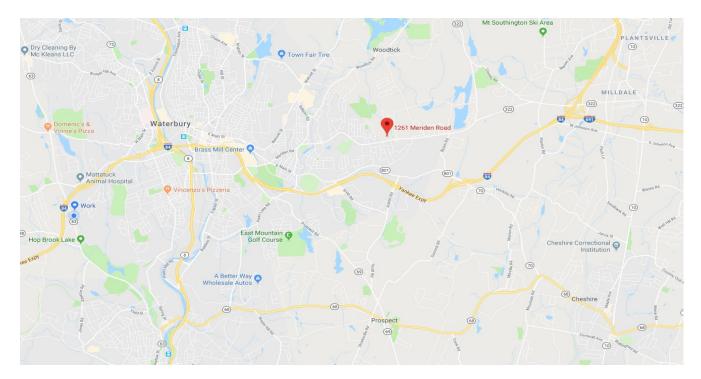




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