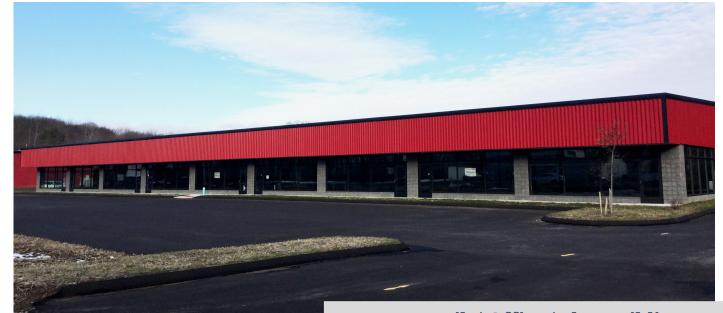


CONTACT: MARY BUCKLEY or ED GODIN, SIOR

E-mail: Mbuckley.gpb@gmail.com , EgodinPB@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

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: \$15.00 Gross + Utilities



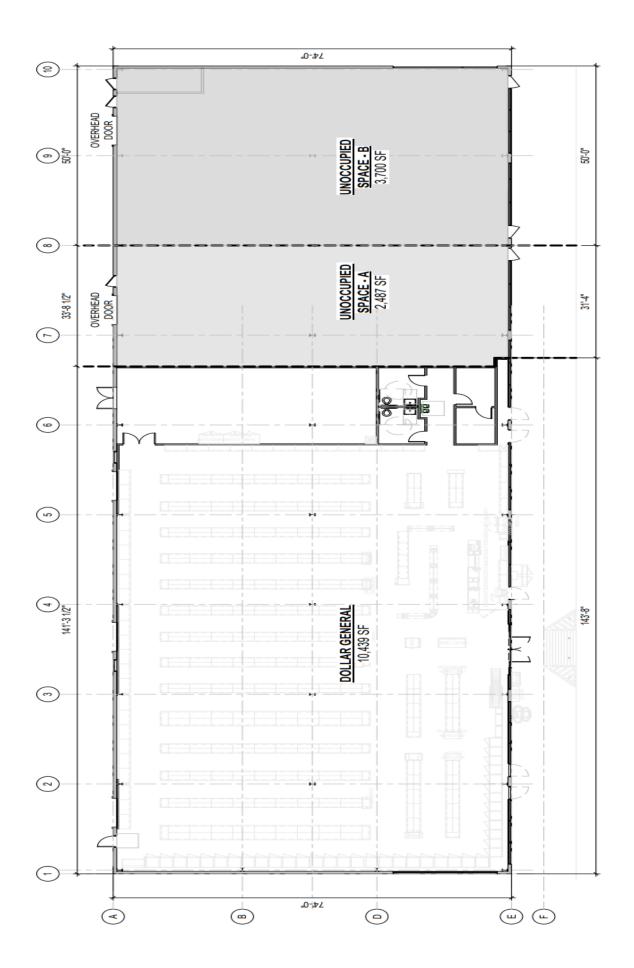
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PROPERTY DATA FORM			
PROPERTY ADDRESS 121		215 - 1261 Meriden Road	
CITY, STATE Wol		olcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,632	Air Conditioning	Central
Avail S/F	6,187	Sprinkler / Type	No
Divisible	1,850	Type of Heat	Gas
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 VERIFY	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	\$15.00 Gross



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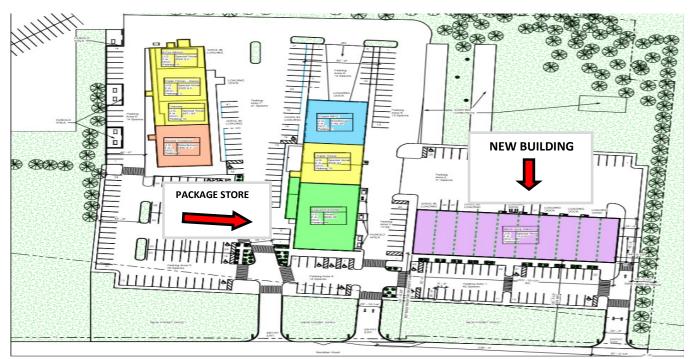


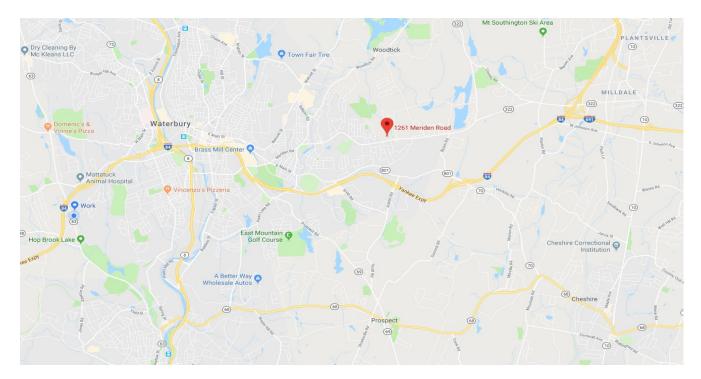




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