

## ***Ready For Occupancy***



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

**New Retail / Office/ Flex Building  
Join Dollar General  
4,337 S/F Remaining  
Divisible to 1,850 S/F  
Quick Access to I-84 Near Exit 25 A  
Offered at: \$14.00 PSF NNN**



# PROPERTY DATA FORM

|                         |                  |                                 |                   |
|-------------------------|------------------|---------------------------------|-------------------|
| <b>PROPERTY ADDRESS</b> |                  | <b>1215 - 1261 Meriden Road</b> |                   |
| <b>CITY, STATE</b>      |                  | <b>Wolcott, CT 06716</b>        |                   |
| <b>BUILDING INFO</b>    |                  | <b>MECHANICAL EQUIP.</b>        |                   |
| Total S/F               | 16,632           | Air Conditioning                | Central           |
| Avail S/F               | 4,337            | Sprinkler / Type                | No                |
| Divisible               | 1,850            | Type of Heat                    | Gas               |
| Number of floors        | 1                | <b>OTHER</b>                    |                   |
| 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    |
|                         |                  | <b>SPACE INCLUDES:</b>          |                   |
| <b>UTILITIES</b>        | TENANT TO VERIFY | Heat & Air conditioning         |                   |
| Sewer                   | City             | Handicap bathroom               |                   |
| Water                   | City             | Drywall taped & ready for paint |                   |
| Gas                     | EverSource       |                                 |                   |
| Electrical per unit     | 200 Amps         | <b>TERMS</b>                    |                   |
|                         | 208 V/ 3 Ph.     | Lease Rate                      | \$14 PSF NNN      |



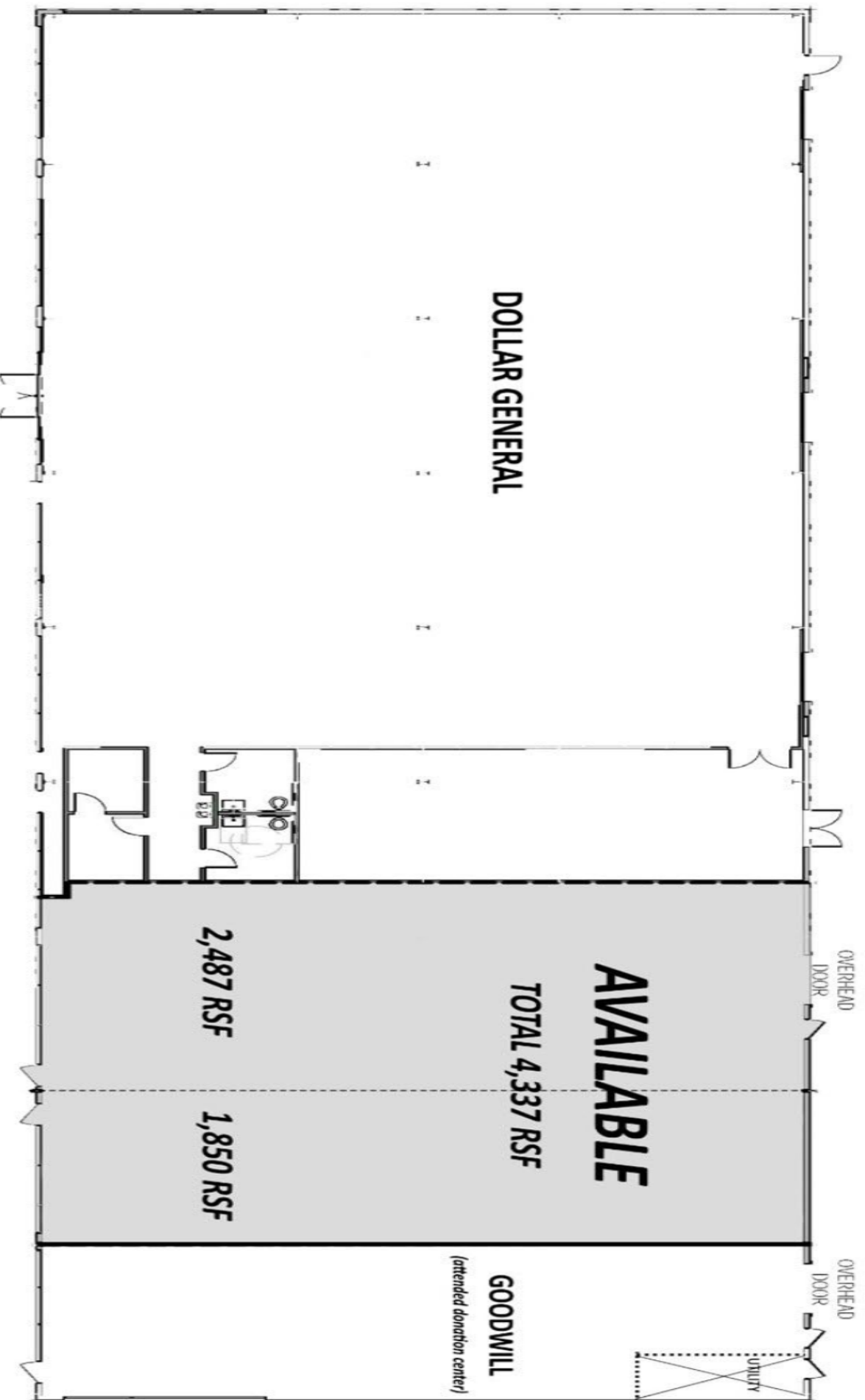
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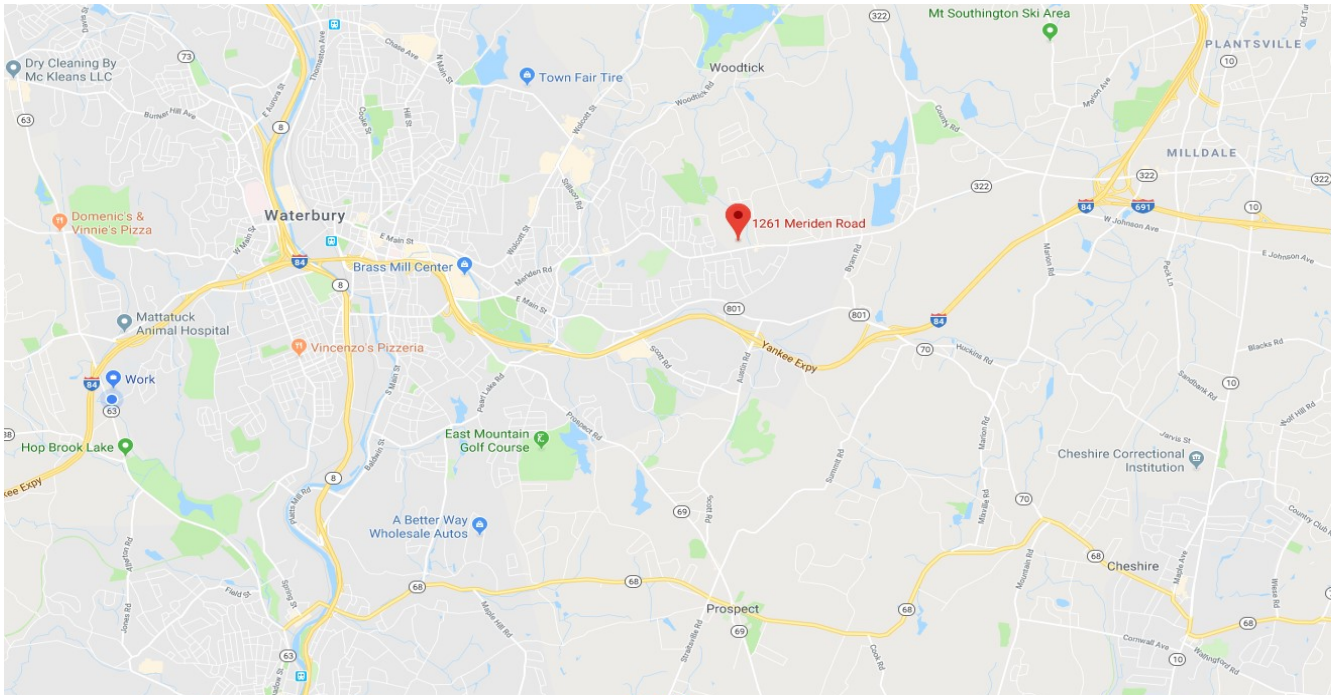
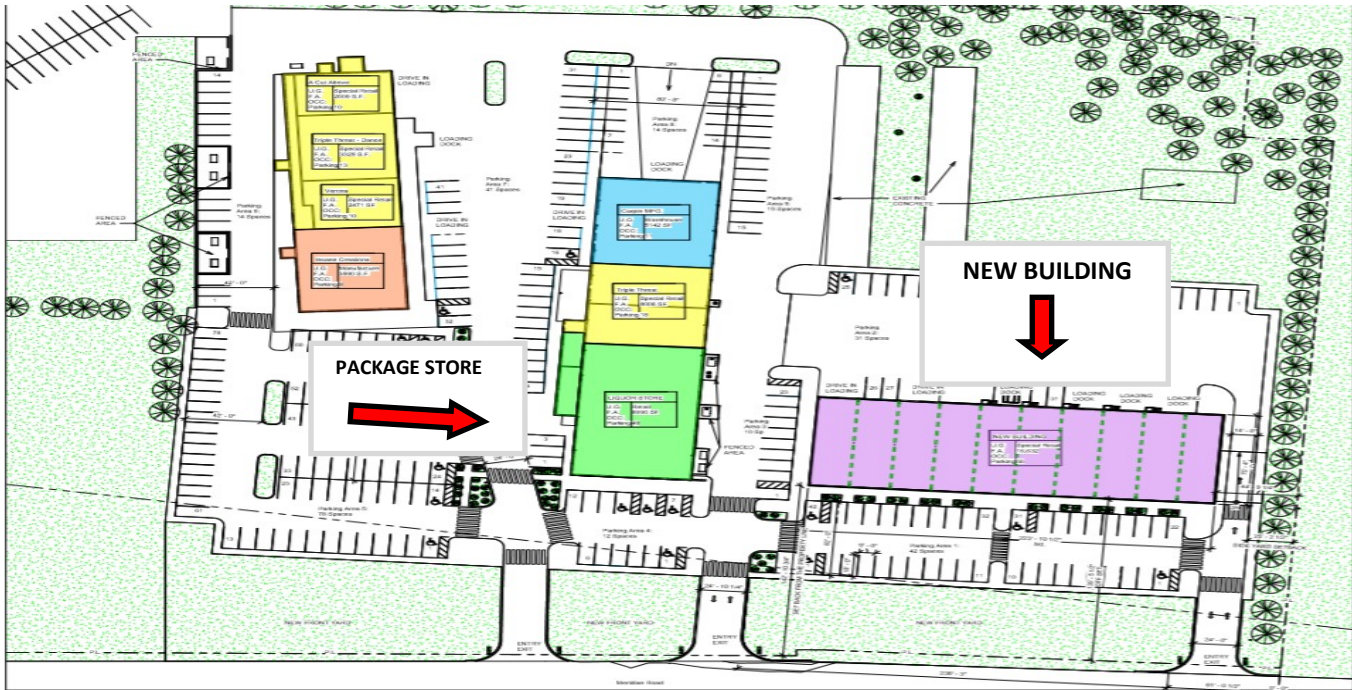
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# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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