



FOR LEASE

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850 Straits Turnpike, Suite 204



***104 Waterbury Road
Prospect, CT 06712***

Office Suite Available

Great Visibility on Busy Route 69

Ample Parking

**625 +/- S/F Office Space with 1 Office/Private
Bath**

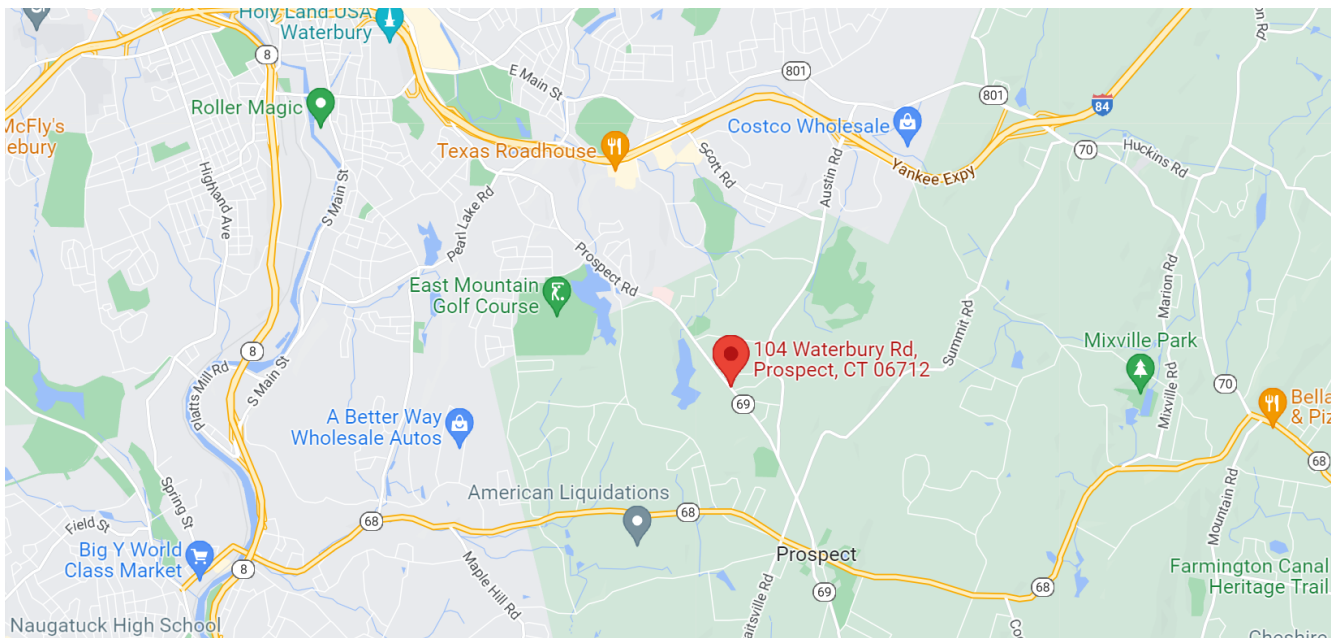
**Priced from \$850.00 per month + Utilities + 1/3
Snow Removal/Landscape**



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		104 Waterbury Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,500	Air Conditioning	Wall units
Available S/F	1,225	Sprinkler / Type	No
Subdivide to	625 S/F	Type of Heat	Oil
Number of floors	1	OTHER	
Ext. Construction	Vinyl Siding	Acres	0.81
Ceiling Height	8'	Zoning	Business
Roof	2002/Shingle & Rubber	Parking	Ample
Date Built	1986	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	Septic	Assessment	
Water	Well	Appraisal	
Gas	Available	Mill Rate	
Electrical	100 amps/ single phase	Taxes	
		TERMS	
		Lease	625 S/F \$850.00 + Utilities + 33% snow/landscape



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