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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**Meriden Road Business Park
1215 Meriden Road
Wolcott, CT 06716**

Unit #201 +/- 3,590 S/F

Unit # 204 +/- 2,600 S/F

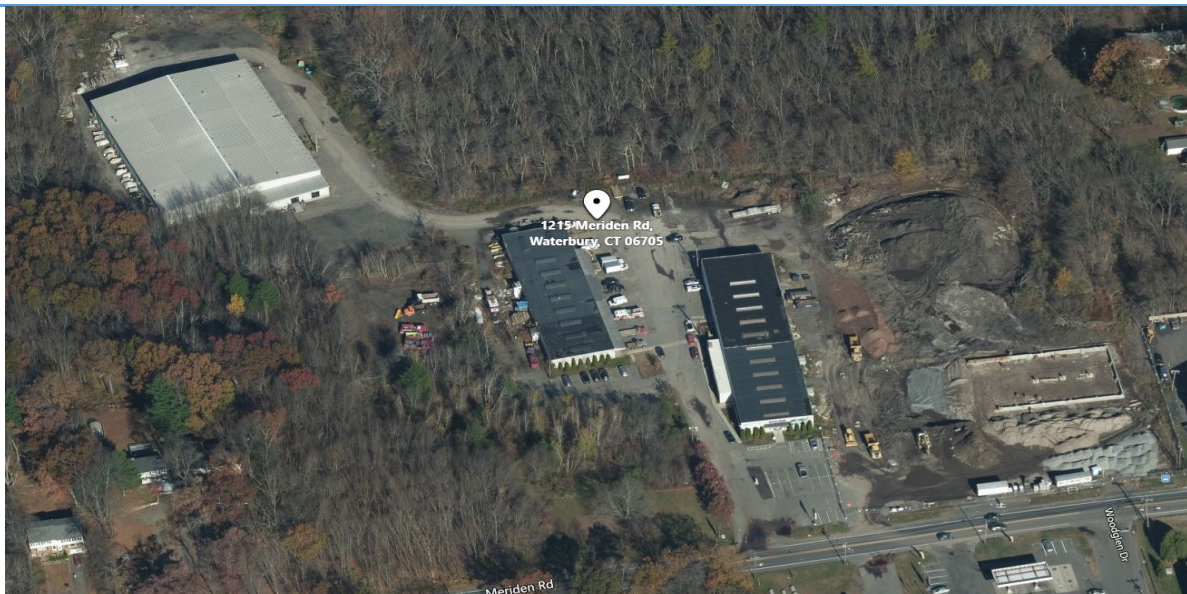
**Ideal Warehouse or Shop Space
Drive-In Doors with Dock Platform
Great Low Cost Wolcott Location
1.5 miles to exit 25A I-84
\$8.00 PSF + Utilities and
Snow Removal**



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 | | 1215 Meriden Road | |
| CITY, STATE | | Wolcott, CT 06716 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 70,000 | Air Conditioning | No |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | 6,190 | Type of Heat | Gas |
| Drive- in door | Yes | OTHER | |
| Ceiling Height | 11' Unit 201 13' Unit 204 | Acres | 20 |
| Ext. Construction | Steel and masonry | Zoning | Industrial /Commercial |
| Roof | Asphalt | Parking | Ample |
| Date Built | 1950's | State Route / Distance To... | 1.5 miles to I -84 |
| | | TAXES | |
| | | Assessment | |
| | | Mill Rate | |
| | | Taxes | |
| UTILITIES | | TERMS | |
| Sewer | City | Lease | |
| Water | City | \$8 gross + utilities + snow removal | |
| Gas | Yes | | |
| Electrical | 200 Amp 208 v 3 phase | 3-5 year lease | |



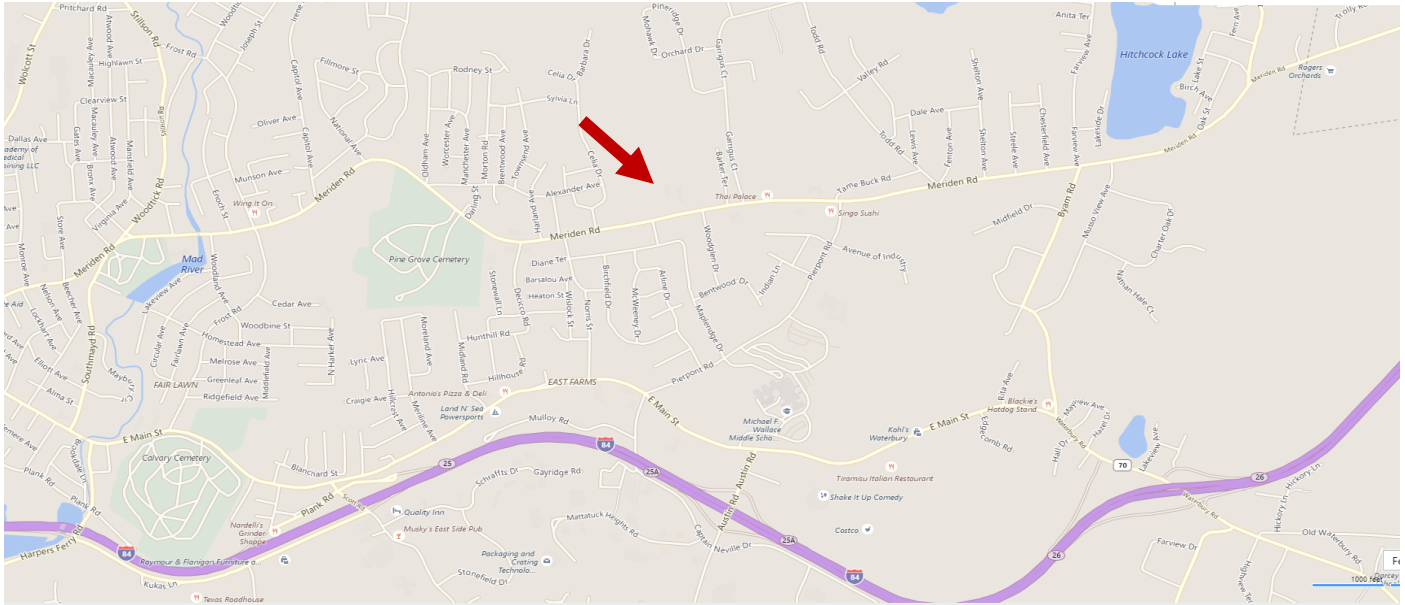
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Unit 201



Unit 204





1215-1261 MERIDEN RD, WOLCOTT BUILDING 2

| | | | |
|---|--|--|---|
| <p>UNIT 201 3,590 RSF</p> <p>AVAILABLE</p> | <p>UNIT 202 2,471 RSF</p> <p>LEASED</p> | <p>UNIT 203 3,325 RSF</p> <p>LEASED</p> | <p>UNIT 204 2,600 RSF</p> <p>AVAILABLE</p> |
|---|--|--|---|

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