



# FOR LEASE

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**60 Waterbury Rd  
Prospect, CT 06712**

**Heritage Professional & Business Center**

**Prospect's Premiere Office Complex**

**2 Professional Office Suites Available**

**720 S/F Each, 2nd Floor**

**Asking : \$725.00 Modified Gross + Utilities**

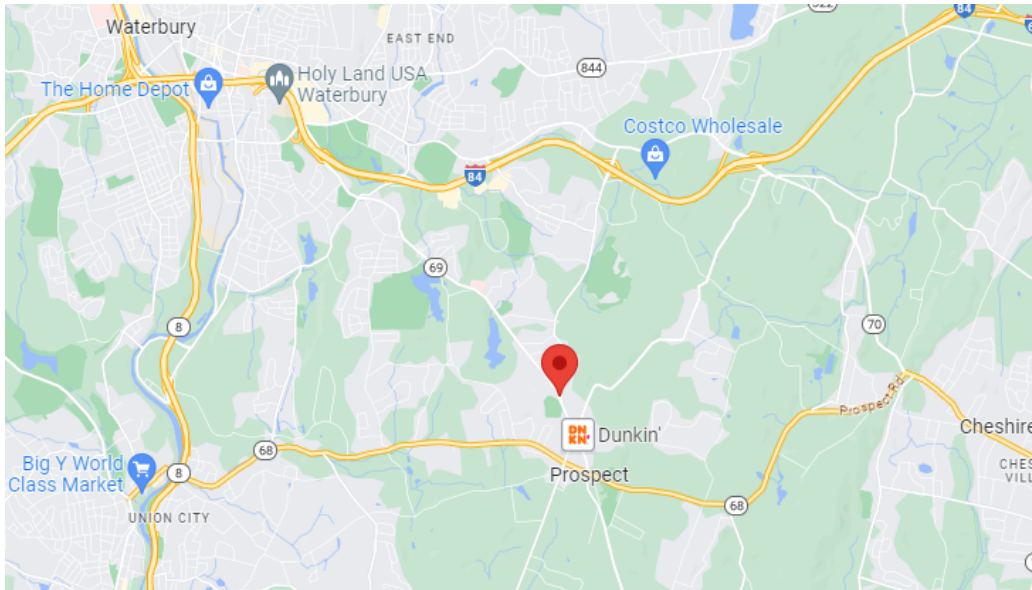


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# PROPERTY DATA FORM

PROPERTY ADDRESS	60 Waterbury Rd
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,345	Air Conditioning	Central Air
Number of floors	2	Sprinkler / Type	
Avail S/F	720 x 2	Type of Heat	Forced Warm Air
Office Space		<b>OTHER</b>	
Column Space		Acres	1.38
Avail Docks		Zoning	B
Total/Avail S/F Mezz		Parking	+/- 30 spaces
Ext. Construction	Masonry/wood frame	State Route / Distance To...	1 mile to I-84
Ceiling Height	9"	<b>TAXES</b>	
Roof	Asphalt Shingle	Assessment	\$282,130.00
Date Built	2004	Appraisal	\$403,049.00
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Mill Rate	31.95
Sewer	Septic	Taxes	\$9,014.05
Water	City	<b>TERMS</b>	
Gas	Eversource	Lease	\$725.00 Mod Gross +
Electrical			Utilities







**SUITE 2D**

**720 S/F  
3 Offices &  
Break Area**

**\*\*SUITE 2A**

**Avail 11/1  
720 S/F  
Pictures Not  
Yet Available**