



# FOR LEASE

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**60 Scott Rd  
Prospect, CT 06712**

**+/- 12,000 S/F Freestanding Warehouse on 2.95 Acres**

**+/- 2,400 S/F Office Area and Building Has Full A/C**

**Great Loading and Up to 20' Ceilings**

**Racking System Could be Available**

**Offered at \$9.00 NNN**



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# PROPERTY DATA FORM

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

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,100	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	12,100	Type of Heat	Oil
		Full Building Generator	Yes
Office Space	2,400	OTHER	
Column Space	Center	Acres	2.95
Avail Docks	2	Zoning	Industrial
Avail Overhead Doors	3		
Total/Avail S/F Mezz	+/- 2,000	Parking	+/- 30 spaces
Ext. Construction	Steel	State Route / Distance To...	1.5 to I-84/4mi to Rt8
Ceiling Height	13'-20'	TAXES	
Roof	Steel	Assessment	\$282,130.00
Date Built	1997	Appraisal	\$403,049.00
UTILITIES		Mill Rate	31.95
Sewer	Septic	Taxes	\$9,014.05
Water	Well	TERMS	
Gas	No	Lease	\$9.00 NNN
Electrical	400 Amps- 120 Volt		
Phase	Single phase with 3 phase		











