

## FOR LEASE

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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike Suite 204

Middlebury, CT 06762



***1255 Middlebury Road  
Middlebury, CT 06762***

**New Ownership  
Prime Middlebury Location  
Close to All Town Amenities  
1 Office Suite Available**

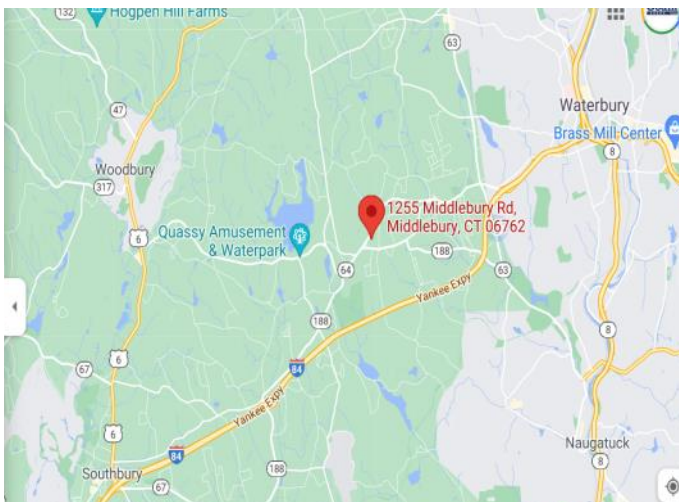


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# PROPERTY DATA FORM

PROPERTY ADDRESS	1255 Middlebury Road
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	22,800 (2 Structures)	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	600 +/-	Type of Heat	Gas - F/A
Will sub divide		OTHER	
Ext. Construction	Wood Frame	Acres	2.83
Ceiling Height		Zoning	CA 40
Roof	Gable New 6/21	Parking	Onsite
Date Built	1975	State Route / Distance To...	184 / 1 mile
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	\$750 + Utilities (Some Inclusives)
		Modified Gross	Percentage Snow + Sewer
UTILITIES	Tenant/Buyer to Verify		
Sewer	Yes		
Water	Well		
Gas	EverSource		
Electrical			

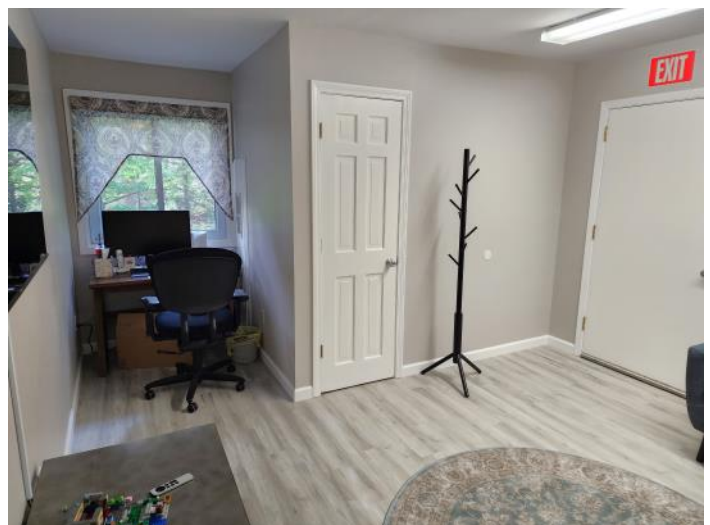


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**2nd Floor Office Suite 2-7 (600 S/F)**  
**\$750.00 Mod. Full Gross (Utilities Included)**  
**~Own Bathroom~**



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