

**FOR LEASE**

**COMING SOON!**



***32 Industrial Road  
Prospect, CT 06712***

**New Construction  
Industrial Flex Units**

**July 2024 Occupancy**

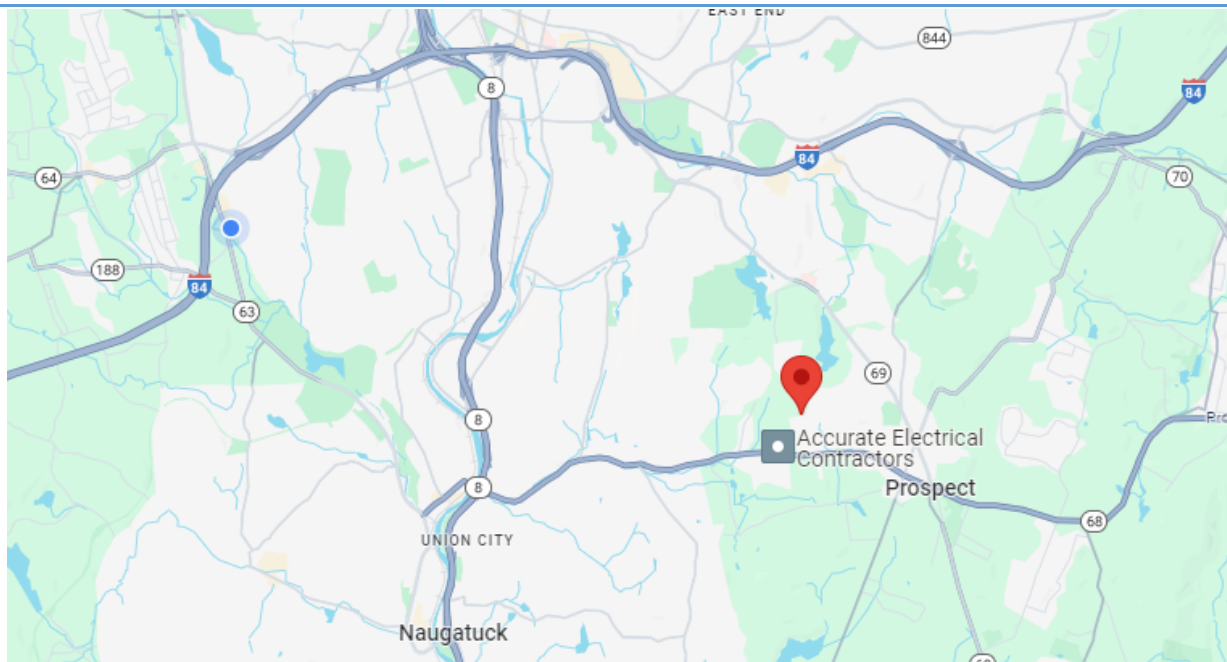
**1,525 ft Units (61 x 25)**

**Up to 13 Total with 17 ft Ceilings / 12 x 12 Door  
Can be Combined**

**Leasing from \$2,100.00 Monthly Gross + Utilities**

# PROPERTY DATA FORM

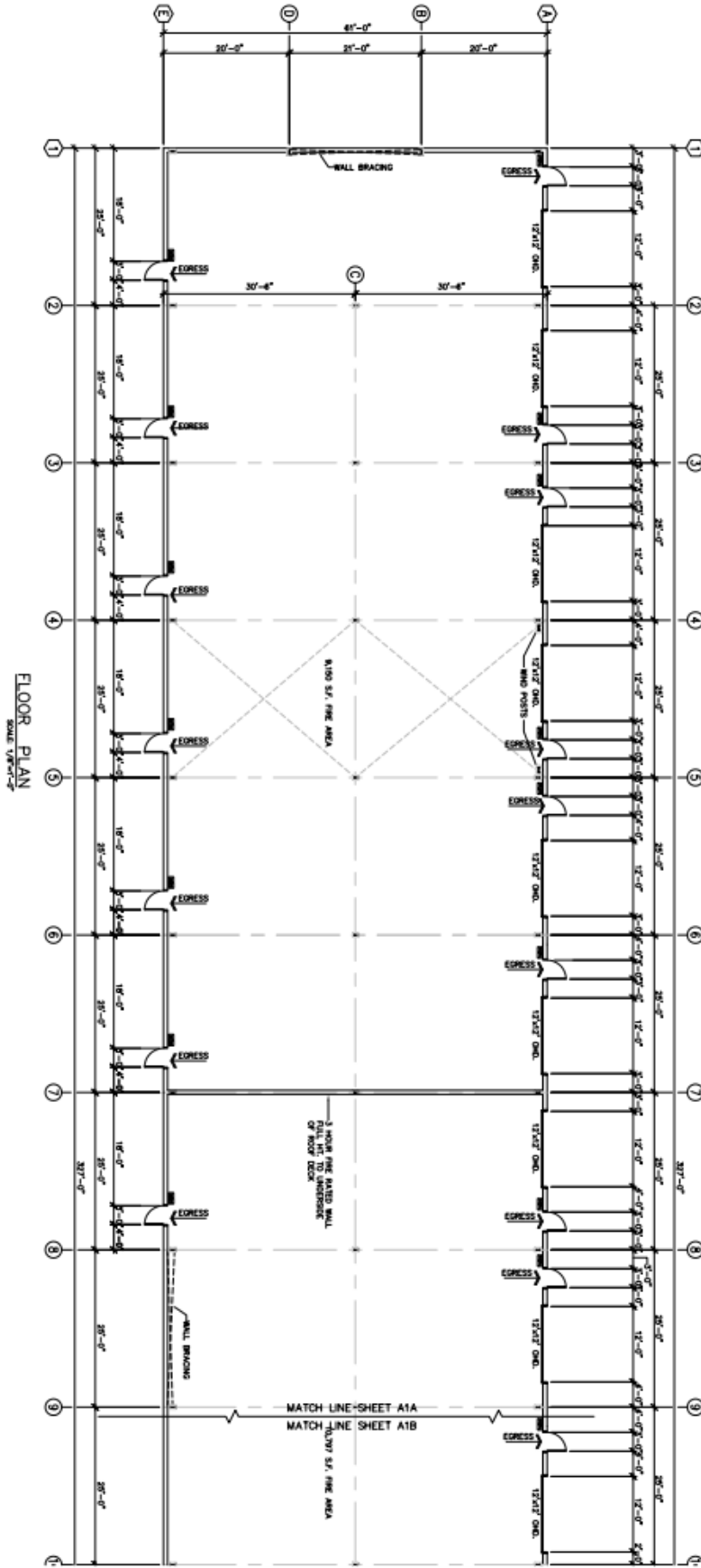
|                   |                        |                              |                                 |
|-------------------|------------------------|------------------------------|---------------------------------|
| PROPERTY ADDRESS  | 32 Industrial Road     |                              |                                 |
| CITY, STATE       | Prospect, CT 06712     |                              |                                 |
| BUILDING INFO     |                        | MECHANICAL EQUIP.            |                                 |
| Total S/F         | 20,000 +/-             | Air Conditioning             |                                 |
| Number of floors  | 1                      | Sprinkler / Type             |                                 |
| Avail S/F         | 20,000 +/-             | Type of Heat                 | Forced Hot Air                  |
| Subdivide to      | 1,525 ft (61 x 25)     | OTHER                        |                                 |
| Drive-in          | 12 x 12 per unit       | Acres                        | 5.57                            |
|                   |                        | Zoning                       | Indus                           |
| Ext. Construction | Metal                  | Parking                      | Plenty on site                  |
| Ceiling Height    | 17'                    | State Route / Distance To... | 3 mi to Route 8                 |
| Roof              | Metal                  | TAXES                        |                                 |
| Date Built        | 2024 New Construction  | Assessment                   |                                 |
| UTILITIES         | Tenant/Buyer to Verify | Appraisal                    |                                 |
| Sewer             | Septic                 | Mill Rate                    |                                 |
| Water             | City                   | Taxes                        |                                 |
| Gas               | Yes                    | TERMS                        |                                 |
| Electrical        |                        | Lease from                   | \$2,100.00/mo Gross + Utilities |



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.







BORGHESI BUILDING & ENGINEERING CO., INC.  
 210 EAST 9TH STREET, THORNTON, CT 06470  
 TEL: 462-1413 FAX: 462-1414  
 WWW.BORGHESIBUILDING.COM

**PROJECT** DUFOR LEASE BUILDING  
**210 & 212 WESTERN LANE, THORNTON, CT**

**DESIGNER** JRM  
**DATE** 07/18/23  
**SCALE** AS NOTED

**APPROVED BY** C.C.  
**DATE** 07/18/23  
**SCALE** AS NOTED

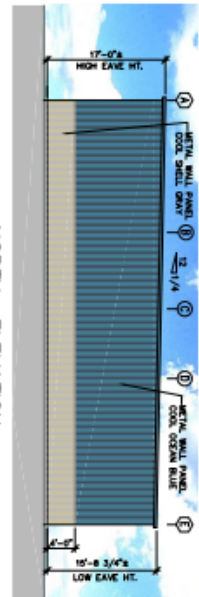
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**WWW.BORGHESIBUILDING.COM**

**REVISIONS**  
 08/08/23 - UPDATED FOR A.I.C. STEEL ORDER  
 09/22/23 - REVISED COLUMN SIZES & LOCATIONS FOR IMC  
 10/02/23 - ISSUED FOR PERMIT

**SEAL**

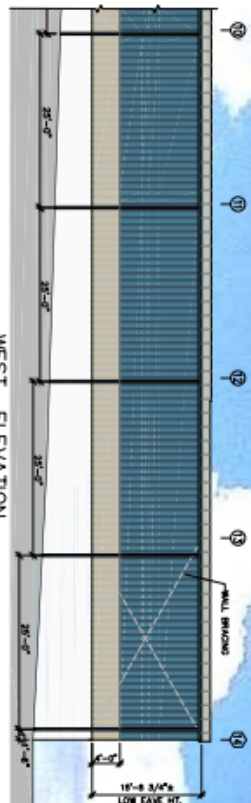


**Borghesi**  
 Building & Engineering Co., Inc.



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2



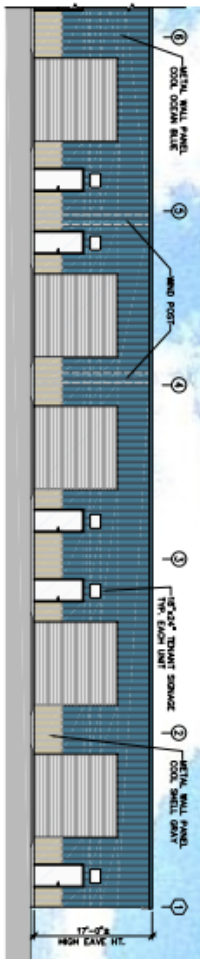
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2008



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

1026



EAST ELEVATION

11

© ROYCE BUILDING & ENGINEERING CO., INC.  
100 WEST 4TH ST., SUITE 200, NEW YORK, NY 10014  
212-675-1100  
FAX: 212-675-1101  
E-MAIL: SALES@ROYCEBUILDING.COM  
WWW.ROYCEBUILDING.COM

A2

PROJECT **DUFOUR  
LEASE BUILDING**  
405 & 472 INDUSTRIAL LANE, PROSPER, CT

|                         |                            |
|-------------------------|----------------------------|
| DRAWN BY<br><b>JRM</b>  | APPROVED BY<br><b>C.C.</b> |
| DATE<br><b>07/18/23</b> | SCALE<br><b>AS NOTED</b>   |

2150 EAST MAIN STREET, FARMINGTON, CT, 06031  
860-282-2763 / 904.321.1111 [www.burtonmcgee.com](http://www.burtonmcgee.com)

**SARIN**

**DATE**

2200 EAST 99TH STREET, TOMBHARTON, CT. 06186  
860-262-1013 / FAX 860-262-1014

**APPROVE**

SCALE

REVISIONS

|          |                                                   |
|----------|---------------------------------------------------|
| 7/28/23- | UPDATED PER SITE PLAN REVIEW LETTER DATED 7/14/23 |
| 8/10/23- | UPDATED PER A.B.C. STEEL ORDER                    |
| 8/28/23- | UPDATED OHDS PER SPECIFICATIONS                   |

SEAL

**Borghesi**  
Building & Engineering Co., Inc.