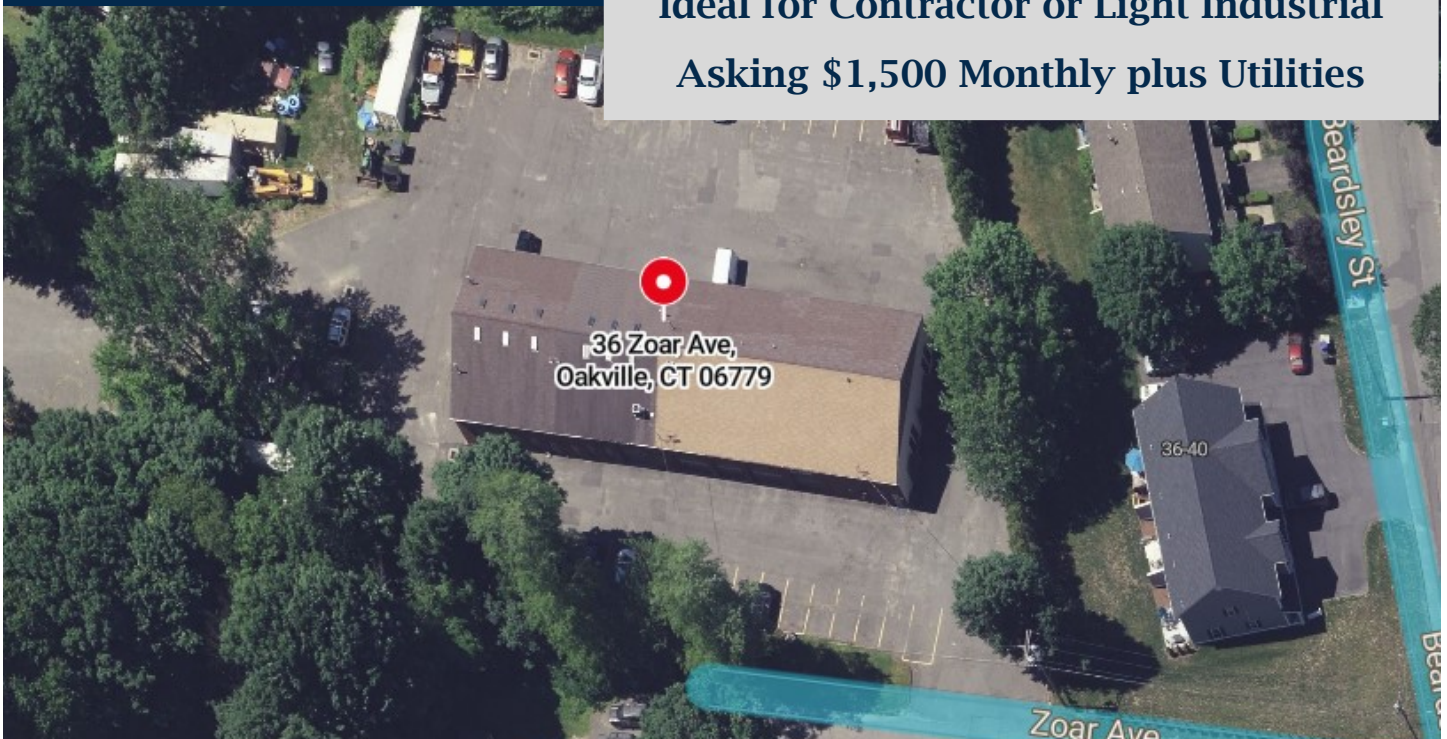


FOR LEASE



36 Zoar Ave.
Oakville, CT 06779

1,500 +/- S/F Shop Space
Clean Space with 12' Ceilings
3 Drive-in Doors
100 Amp / 3 Phase Power
Ideal for Contractor or Light Industrial
Asking \$1,500 Monthly plus Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS		36 Zoar Ave	
CITY, STATE		Oakville, CT 06779	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,048 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	Forced Hot Air
Office Space		OTHER	
Drive in Doors	3 x 8x10 Doors	Acres	1.98
Ext. Construction	Brick	Zoning	RG
Ceiling Height	12'	Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	1968	TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	100 amp / 3 Phase	Lease	\$1,500 mo + Utilities



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