



FOR LEASE

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Middlebury, CT 06762

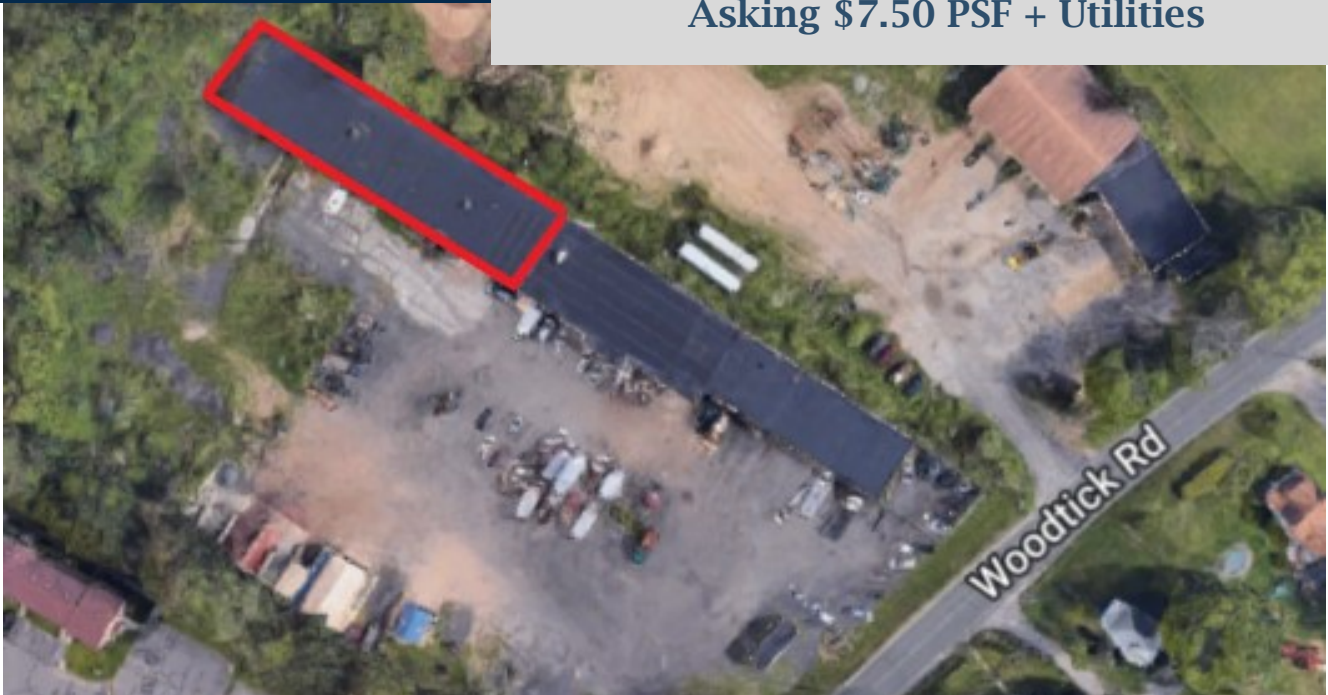
www.GodinPropertyBrokers.com

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



**7 Woodtick Road
Unit 1
Wolcott, CT 06716**

**9,600 +/- Industrial Warehouse Building
Includes 15' Ceiling, Office,
12 Foot Drive-In Door and Loading Dock
Ideal for Contractors and Warehouse Use
Asking \$7.50 PSF + 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.

PROPERTY DATA FORM

PROPERTY ADDRESS 7 Woodtick Road Unit 1

CITY, STATE Wolcott, CT 06716

BUILDING INFO

Total S/F 20,800
 Number of floors 1
 Avail S/F 9,600 +/-
 Available Drive In Yes
 Available Docks 1
 Ceiling Height 15'
 Ext. Construction Concrete/Metal
 Roof Flat
 Date Built 1965

MECHANICAL EQUIP.

Air Conditioning Office Only
 Sprinkler / Type None
 Type of Heat Gas
OTHER
 Acres 2.09
 Zoning IND
 Parking Full Parking Lot
 Interstate Distance

UTILITIES

Buyer/ Tenant to Verify

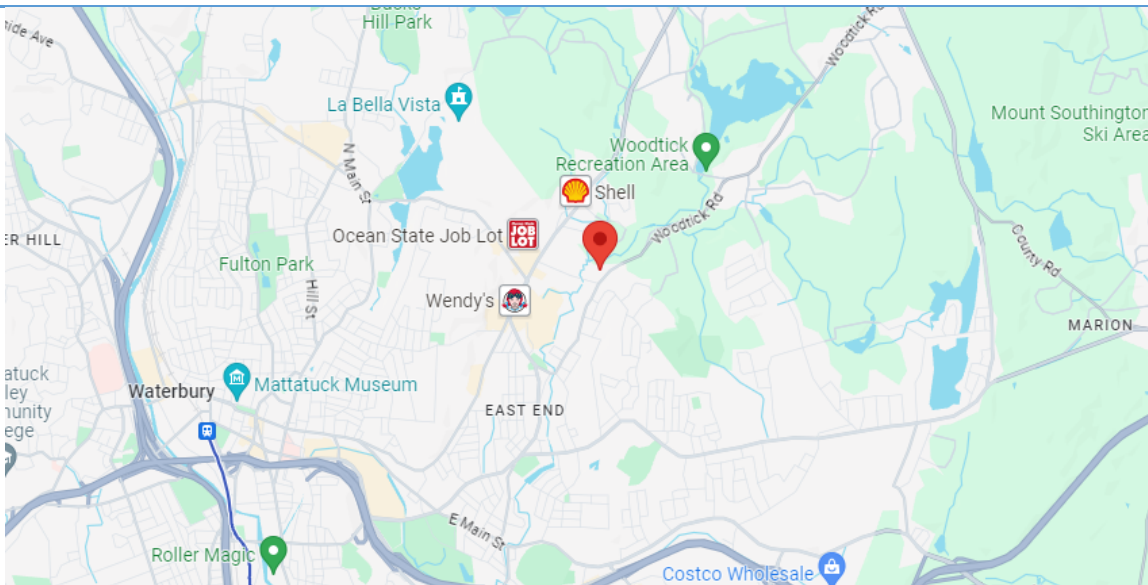
Sewer Septic
 Water City
 Gas Eversource
 Electrical 200 amps/ Volts 120/240 / 3 Phase

TAXES

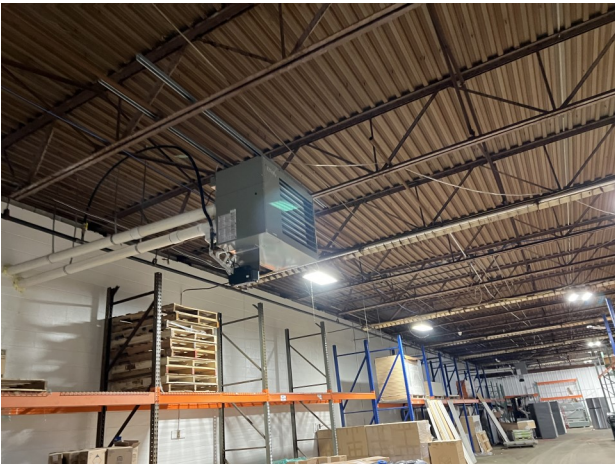
Assessment
 Appraisal
 Mill Rate
 Taxes

TERMS

Lease: Asking \$7.50 PSF + Utilities



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