

FOR LEASE

CONTACT: Michael Grieder

E-mail: Mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762

www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



900 Main Street South Southbury, CT 06488

Premier Office Space on Main Street in Southbury at Affordable Rates Several Spaces Available with Abundant Parking and Close Proximity to I-84 and Many Other Amenities

Leases Starting at \$16.00—\$22.00 Modified Gross + Utilities

BLDG #1 Suite 200: 1,300 S/F (Former Medical)

BLDG #2 Suite 2-300: 2,600 S/F

Suite 2-200: 3,029 S/F

Suite 2-301: 1,475 S/F

Full 5% Brokerage Fee Available

PROPERTY DATA FORM

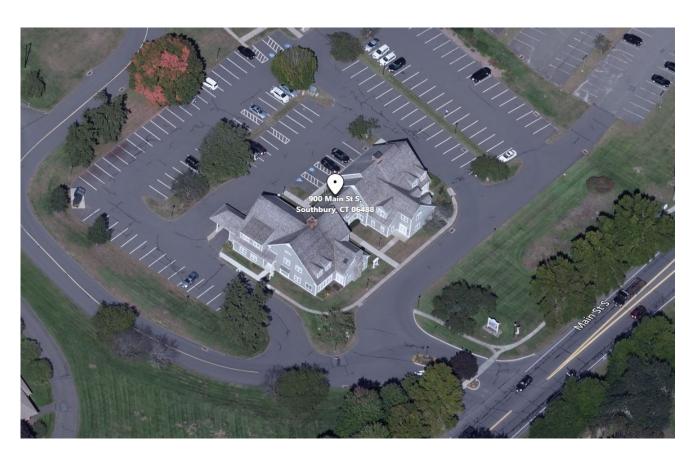
PROPERTY ADDRESS 900 Main Street South
CITY, STATE Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	30,000 +/-	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	1,475 —8,404 +/-	Type of Heat	Oil -Forced Hot Air
	Not contiguous	OTHER	
		Acres	14.39
Ext. Construction	Wood shingle	Zoning	В-3В
Ceiling Height	9ft standard	Parking	Plenty on site
Roof	Gable	State Route / Distance To	. 2/10 to I-84
Date Built	1988	TAXES	
		Assessment	_
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	TERMS	
Gas	No	Lease	\$16-\$22 Modified Gross
			+ Utilities—Tenant pays pro rata share of R.E.
			Tax + CAM expense
			increases over 1st year base year
SOUTH BRITAIN HISTORIC DISTRICT Senor Pancho's Mexican			
(*)			
		Laurel Diner	84
	River		hambeau
		8 & Playhouse Mid	dle School
		900 Main St S, Southbury, CT 06488	
		30utibuty, CT 00488	
of ver	•	84	
Jary	Maggie McFly's ® I Southbury		
		172	

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.

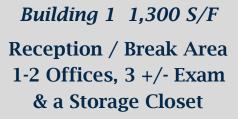






















Building 2 1,475 S/F

Reception / Break Area 4 Large Offices & a Large Storage Closet



