

CONTACT: MICHAEL GRIEDER

Email: mgrieder.gpb@gmail.com

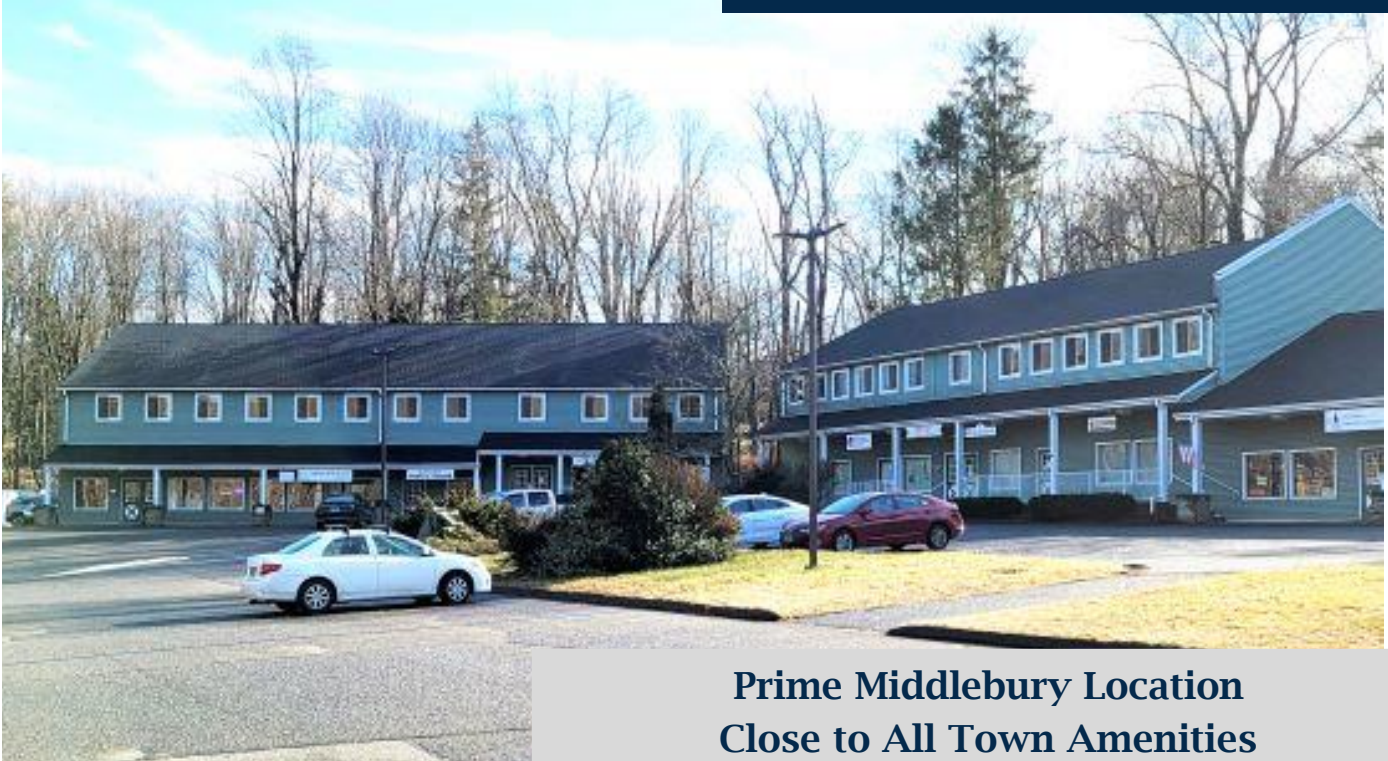
www.GodinPropertyBrokers.com

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

850 Straits Turnpike Suite 204

Middlebury, CT 06762

FOR LEASE



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

**Prime Middlebury Location
Close to All Town Amenities**

1 Office Suite Available

650 +/- S/F

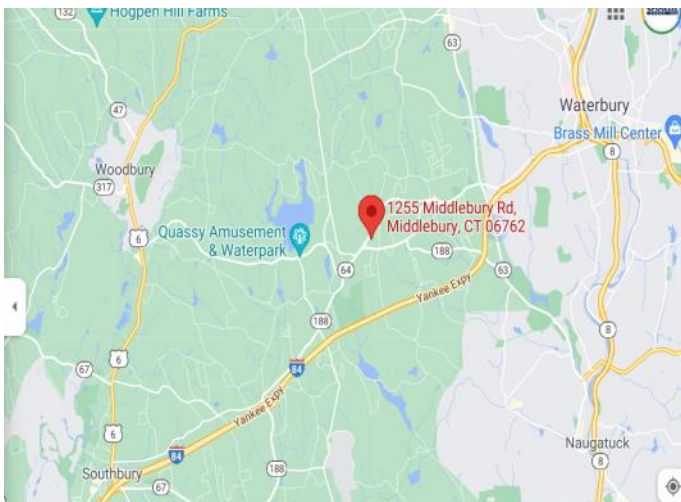
**Asking \$800/mo Full Gross
(Utilities Included)**



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	650+/-	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	
UTILITIES		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	Yes	Taxes	
Water	Well	TERMS	
Gas	EverSource	Lease	
Electrical		\$800 /mo Full Gross (Utilities Included)	
		Percentage Snow + Sewer	



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial

2nd Floor Office Suite 2-12 (650 S/F)

Open Floor Plan

\$800.00 Mod. Gross

