

FOR LEASE



**33 Bullet Hill Road N.
 Suite 301
 Southbury, CT 06488**

**Beautiful Office/Retail Space Available
 800 +/- S/F
 Located in Highly Sought After Southbury
 Office Park
 Suite 301: 3 Offices, Break Room & En Suite Bathroom
 Lease \$1,300.00 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.

PROPERTY DATA FORM

PROPERTY ADDRESS 33 Bullet Hill Rd N., Suite 301

CITY, STATE Southbury, CT 06488

BUILDING INFO **MECHANICAL EQUIP.**

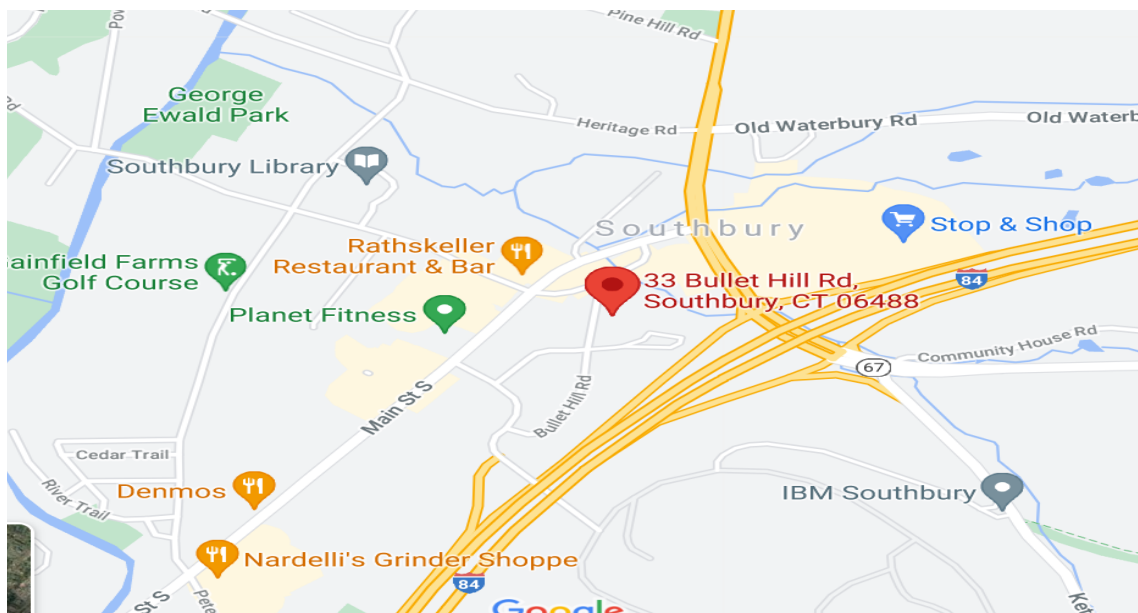
Total S/F	26,689 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	800 +/-	Type of Heat	Forced Hot Air & Gas
Ext. Construction	Wood Frame	OTHER	
Roof	Asphalt shingles	Acres	2.36
Date Built	2006	Zoning	Retail/Office
Ceiling Height		Parking	Ample
		State Route / Distance To...	I-84 2/10 mile

TAXES

UTILITIES	Tenant/Buyer to Verify	Assessment
Sewer	Septic	Appraisal
Water	Well	Mill Rate
Gas	EverSource	Taxes

TERMS

Lease rates from \$1,300.00 Gross + Utilities



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