

Godin Property Brokers LLC



Commercial / Industrial

FOR LEASE

CONTACT: BRIAN GODIN

E-mail: Bgodinpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**6 Gramar Avenue
Prospect, CT 06712**

2,100 +/- S/F Office Space

2024 Complete Remodel

Bright Space, New Neutral Color Wood Floors and Paint

Ideal for Professional Office Users

Located Right Off Rte 68 with Easy Access to Rt 8

Ample Parking

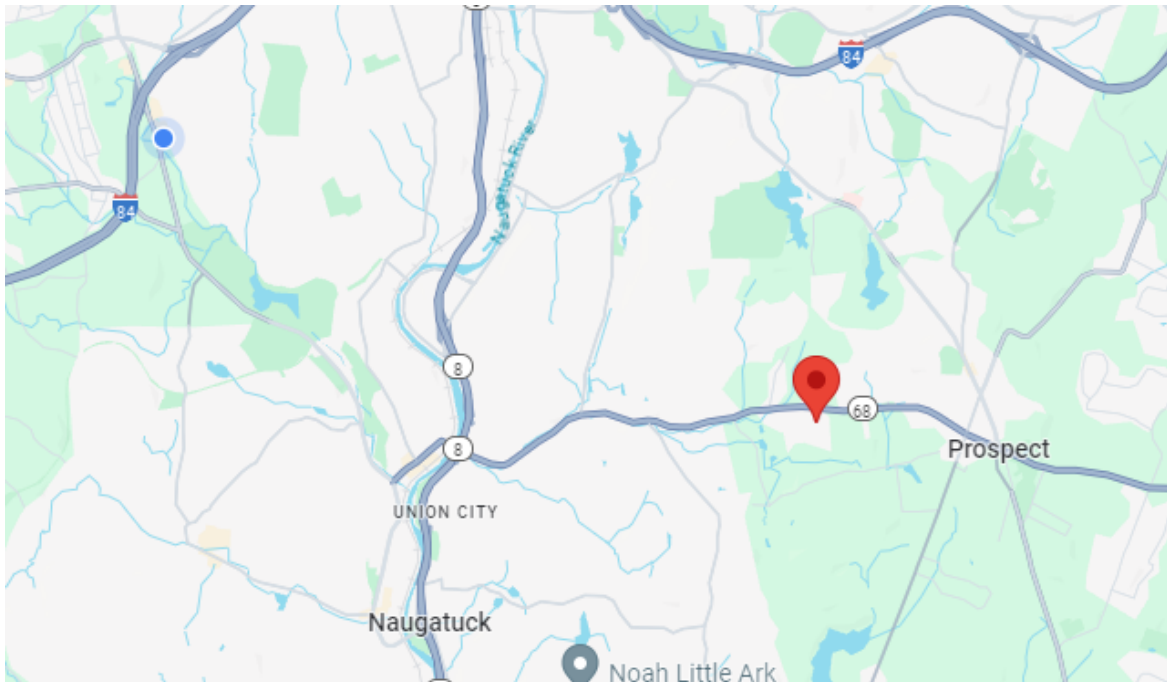
Lease Asking Price: \$2,500 per month + Utilities



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		6 Gramar Avenue	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,550	Air Conditioning	Central in office
Additional space	1,500 S/F portable bldg	Type of Heat	Office/ oil- hot water shop/ waste oil
Number of floors	1		
Available S/F	2,100 +/-	OTHER	
Office space	75	Zoning	Ind- 1
Available overhead doors	3	Parking	Ample
Ext. Construction	Metal / stucco	State Route / Distance To...	
Ceiling Height	10'	TAXES	
Roof	Asphalt	Assessment	
Date Built	1983	Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	Septic	Lease Rate	
Water	City	\$2,500 mo. + Utilities	
Gas	No		
Electrical	400 amps/240v/3phase		



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.

