

FOR LEASE



***32 Industrial Road
Prospect, CT 06712***

**New Construction
Industrial Flex Units**

Ready for Occupancy

1,525 ft Units (61 x 25)

**Up to 13 Total with 17 ft Ceilings / 12 x 12 Door
Can be Combined**

Leasing from \$2,100.00 Monthly Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS 32 Industrial Road

CITY, STATE Prospect, CT 06712

BUILDING INFO **MECHANICAL EQUIP.**

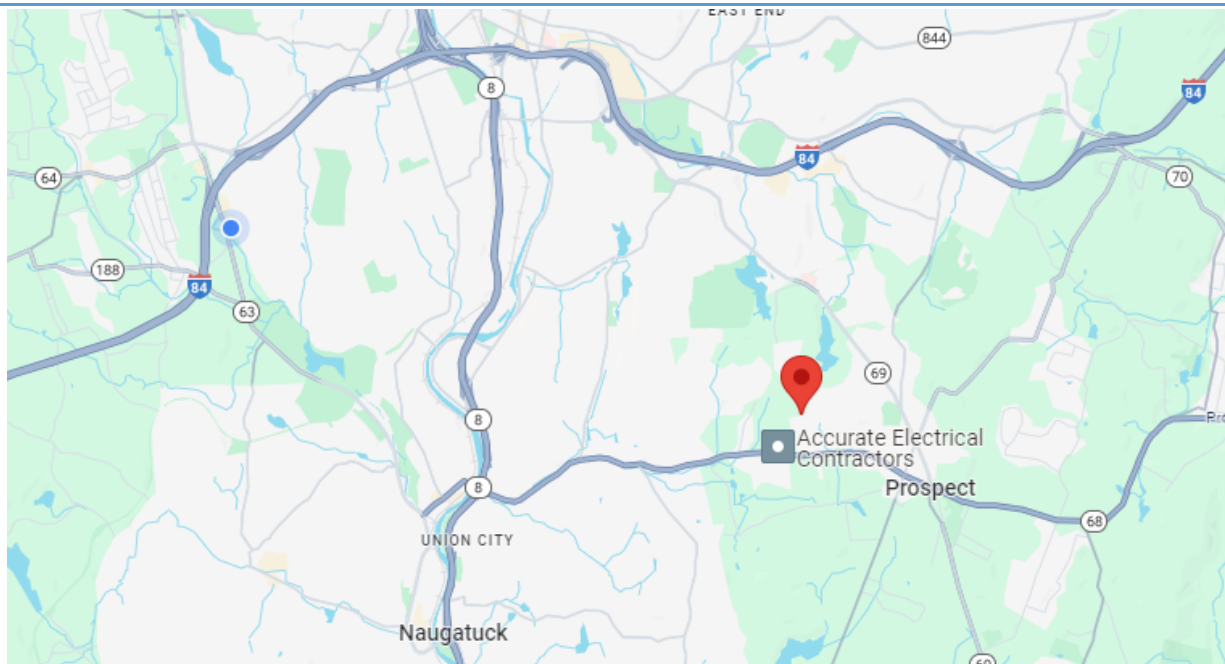
Total S/F	20,000 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	20,000 +/-	Type of Heat	Forced Hot Air
Subdivide to	1,525 ft (61 x 25)	OTHER	
Drive-in	12 x 12 per unit	Acres	5.57
		Zoning	Indus
Ext. Construction	Metal	Parking	Plenty on site
Ceiling Height	17'	State Route / Distance To...	3 mi to Route 8
Roof	Metal	TAXES	
Date Built	2024 New Construction	Assessment	

UTILITIES **Tenant/Buyer to Verify** **Appraisal**

Sewer	Septic	Mill Rate	
Water	City	Taxes	

Gas Yes **TERMS**

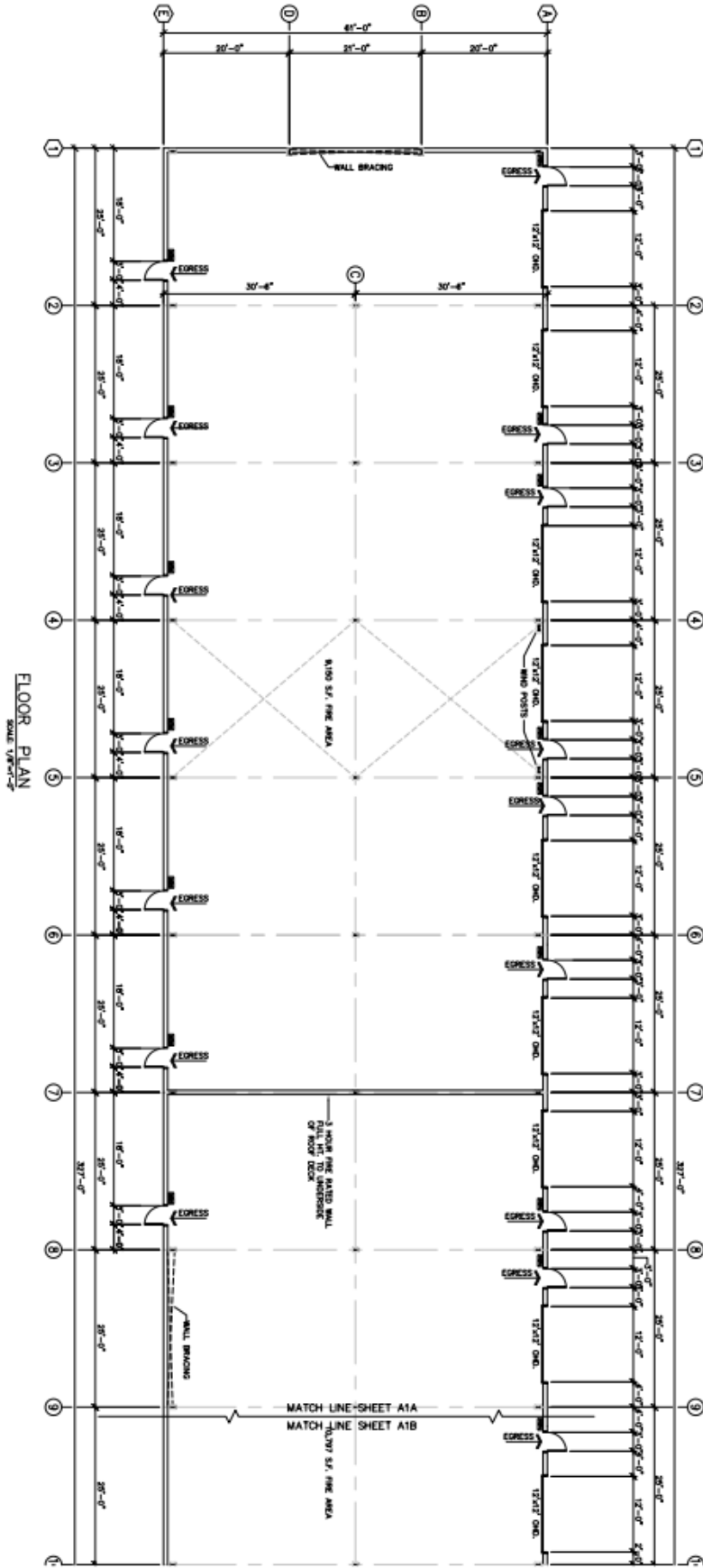
Electrical		Lease from	\$2,100.00/mo Gross + Utilities
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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.







FLOOR PLAN
SCALE: 1/8"=1'-0"

BORGHESI BUILDING & ENGINEERING, CO., INC.
100 WEST MAIN STREET, SUITE 200
MIDDLETOWN, CT 06457
TEL: 860-346-1100
WWW.BORGHESIENGINEERING.COM

SHEET NO.
A1A

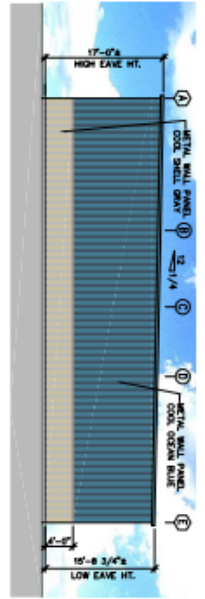
PROJECT		DUFOUR LEASE BUILDING	
DATE		07/18/23	
DESIGNED BY	J.A.M.	APPROVED BY	C.C.
CHECKED BY		SCALE	AS NOTED
200 EAST MAIN STREET, THORNTON, CT, 06470 860-346-1103 / 7 888 576 www.borghesibuilding.com			

REVISION	08/08/23 - UPDATED FOR A.E.C. STEEL ORDER
04/28/23	UPDATED CHGS PER SPECIFICATIONS
09/22/23	REVISED COLUMN SIZES & LOCATIONS FOR IMC
10/02/23	ISSUED FOR PERMIT

SEAL

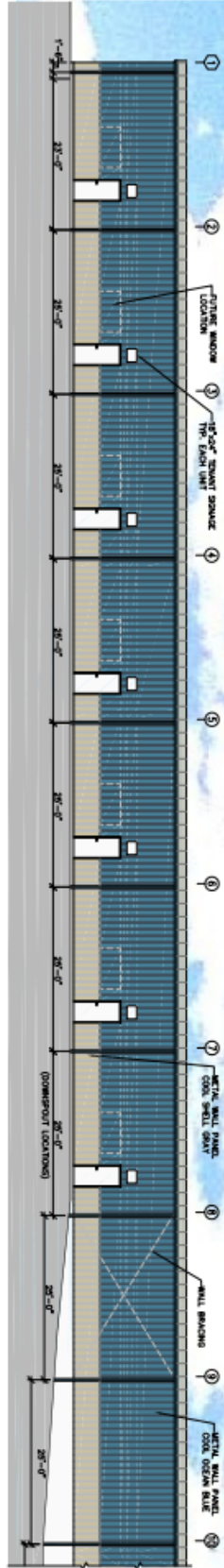
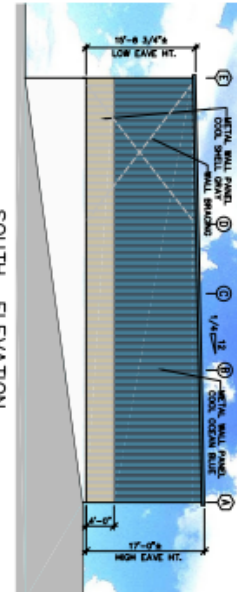


Borghesi
Building & Engineering Co., Inc.

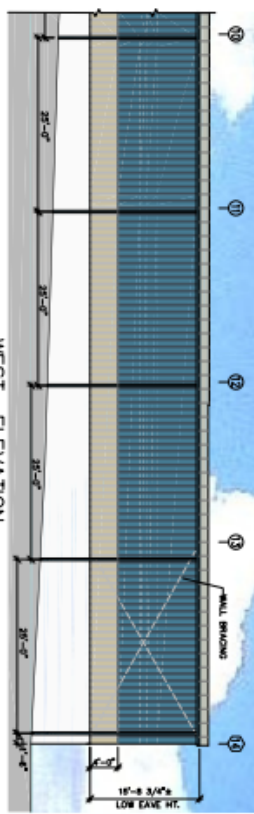


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



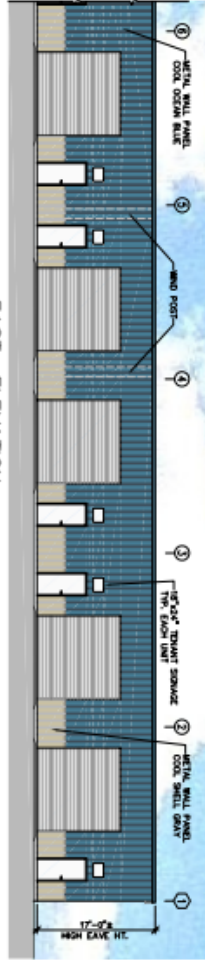
WEST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ORANGE BUILDING & ENGINEERING CO., INC.
1000 W. 10TH STREET, SUITE 100, OMAHA, NE 68104
TEL: 402.466.1111 FAX: 402.466.1112
WWW.OMABUILDINGANDENGINEERING.COM

SHEET NO. A2	PROJECT DUFOUR LEASE BUILDING 205 & 207 INDUSTRIAL LANE, PROSPER, TX	
	DESIGN BY J.M.M.	APPROVED BY C.C.
	DATE 07/15/23	SCALE AS NOTED
	205 EAST 20TH STREET, TORRENTON, ON, M2W 1G3 416-462-7000 / 416-462-7001	

REVISIONS
07/28/23- UPDATED FOR SEC PLAN REVIEW LETTER DATED 7/14/23
08/01/23- UPDATED FOR A.B.C. STEEL ORDER
08/28/23- UPDATED CHDS PER SPECIFICATIONS

SCALE

