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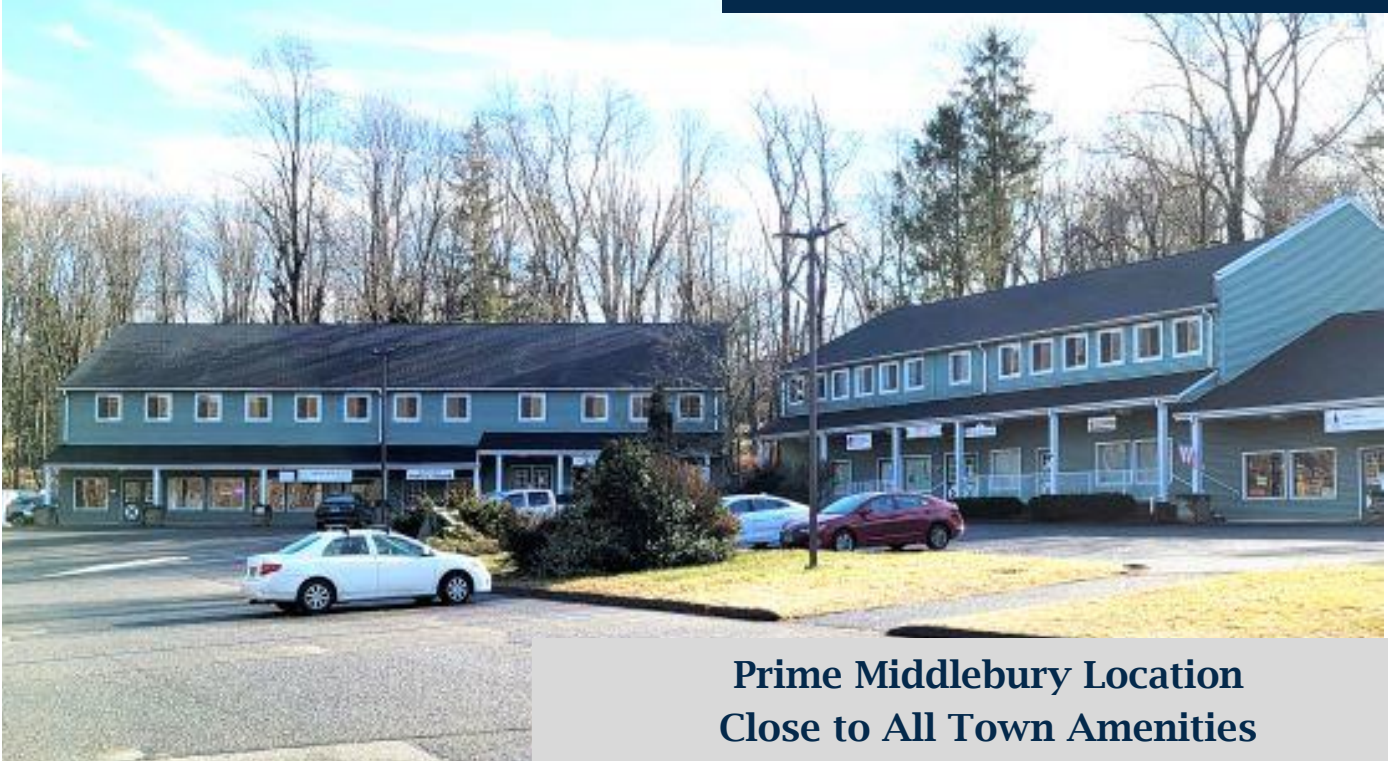
www.GodinPropertyBrokers.com

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

850 Straits Turnpike Suite 204

Middlebury, CT 06762

FOR LEASE

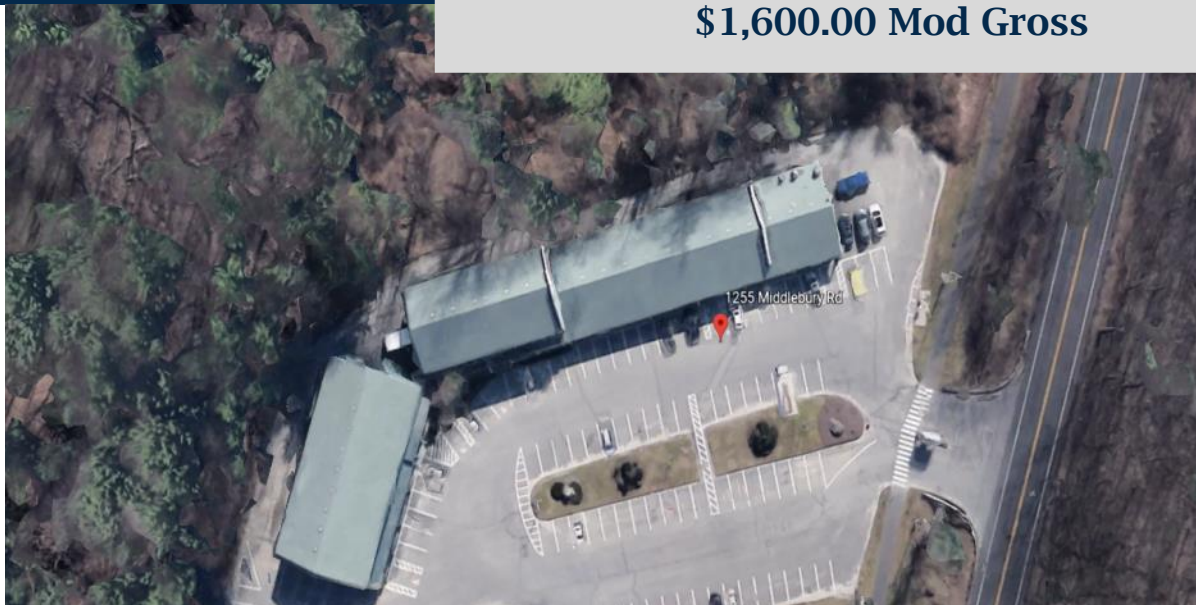


***1255 Middlebury Road
Middlebury, CT 06762***

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

**Ground Floor 1,250 +/- S/F
Vanilla Box**

**Lots of Options on Build Out
\$1,600.00 Mod Gross**



PROPERTY DATA FORM

PROPERTY ADDRESS	1255 Middlebury Road
CITY, STATE	Middlebury, CT 06762

BUILDING INFO

Total S/F	22,800 (2 Structures)
Number of floors	2
Avail S/F	1,250 +/-
Will sub divide	
Ext. Construction	Wood Frame
Ceiling Height	
Roof	Gable New 6/21
Date Built	1975

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas - F/A
OTHER	
Acres	2.83
Zoning	CA 40
Parking	Onsite
State Route / Distance To...	184 / 1 mile

TAXES

Assessment
Appraisal
Mill Rate
Taxes

UTILITIES

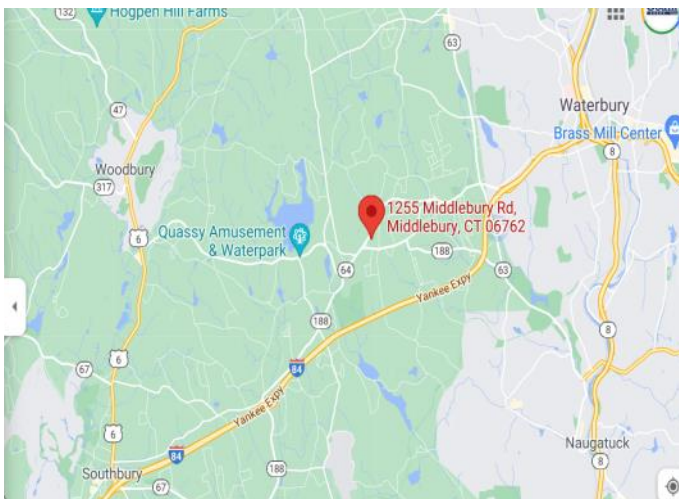
Tenant/Buyer to Verify

Sewer	Yes
Water	Well
Gas	EverSource
Electrical	

TERMS

Lease Ground Floor	\$1,600 Mod Gross
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Percentage Snow + Sewer



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial

Ground Floor (1,250 +/- S/F)
Options for Build Out
\$1,600.00 Mod. Gross

