



FOR LEASE

CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**74 Spring Street
Southington, CT 06489**

33,000 +/- S/F High Bay Warehouse Space

Great Distribution or Production Space

2 Docks + 1 Drive-in Door

18'-20' Ceilings - Heavy Power Available

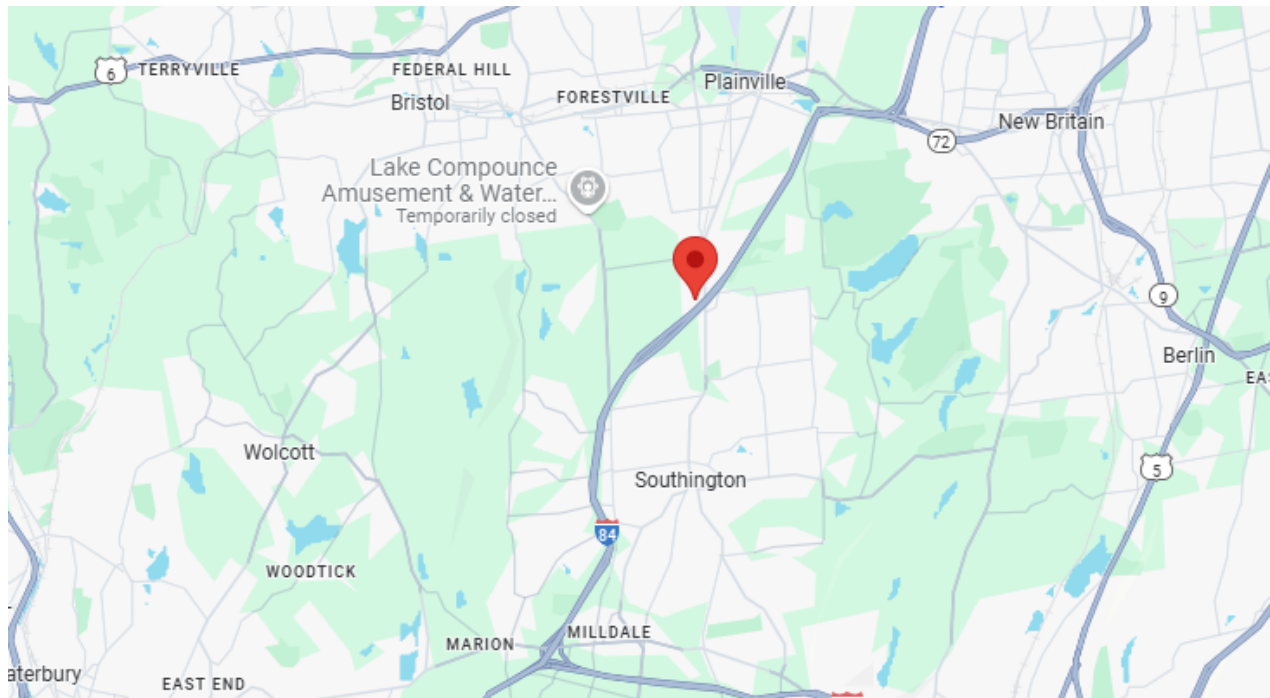
Immediate I-84 Highway Access

Offered at \$7.75 NNN



PROPERTY DATA FORM

PROPERTY ADDRESS		74 Spring St	
CITY, STATE		Southington, CT 06489	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	112,213 +/-	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes - Wet
Avail S/F	33,000 +/-	Type of Heat	Gas
Office space	200 +/-	OTHER	
Total/ avail docks	2	Acres	5.4
Drive-in Door	1	Zoning	I-1
Ceiling Height	18'-20'	Parking	Ample
Roof	Rubber - Steel	State Route / Distance To...	.25 I-84
Ext. Construction	Steel - Masonry	TAXES	
Date Built	1965	Assessment	\$2,698,710.00
UTILITIES		Mill Rate	31.44
Sewer	City	Appraisal	\$3,855,290.00
Water	City	Taxes	\$84,847.44
Gas	Yankee Gas	TERMS	
Electrical	2000 Amps/480 V/3 phase	Sale	\$18,000,000.00
		Lease	\$7.75 NNN



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