

# FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***102 Wolcott Rd***  
***Wolcott, CT 06716***

**8,800 +/- s/f Professional Office Building**  
**4,400 +/- s/f Available on Main Level (Divisible)**  
**3 Office Suites Available on Lower Level**  
**Ideal for Many Office/Retail Uses**  
**High Traffic Route 69 Location**  
**All Municipal Utilities and Plenty of Parking**  
**LEASE: \$14-\$17 PSF Plus Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	102 Wolcott Rd
<b>CITY, STATE</b>	Wolcott, CT 06716

<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	8,800 +/-	Air Conditioning	Yes
Floors	2	Sprinkler / Type	None
Avail S/F	8,800 +/-	Type of Heat	Gas / Forced Hot Air
Upper Level Suite 1	4,400 +/-	<b>OTHER</b>	
Lower Level Suite 2	1,800 +/-	Zoning	Commercial / Industrial
Lower Level Suite 3	1,400 +/-	Parking	Front & Rear Parking Lots
Lower Level Suite 4	1,200 +/-	Distance To...	3.5 miles to Rt 8 & I-84
Roof	New - Asphalt	Total Acres	.83
Ext. Construction	Vinyl Siding	<b>TAXES</b>	
Date Built	1987	Assessment	
<b>UTILITIES</b>	<b>Tenant /Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	<b>TERMS</b>	
Electrical	Each Floor Separately Metered	Lower Level:	\$14.00 PSF + Utilities
		Upper Level:	\$17.00 PSF + Utilities





