

FOR LEASE

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1255 Middlebury Road Middlebury, CT 06762 Retail / Office Suites Available
Prime Middlebury Location
Close to All Town Amenities
Leasing From \$700 Modified Gross + Utilities

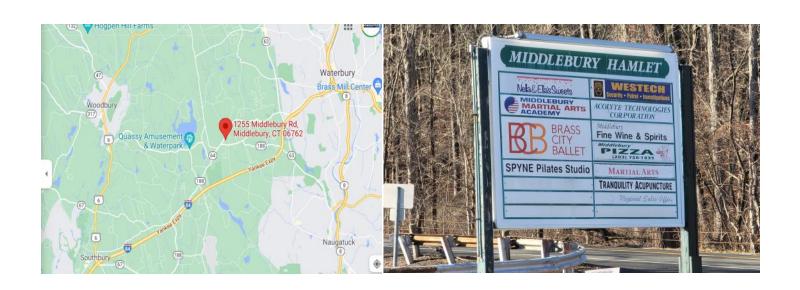


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PROPERTY DATA FORM

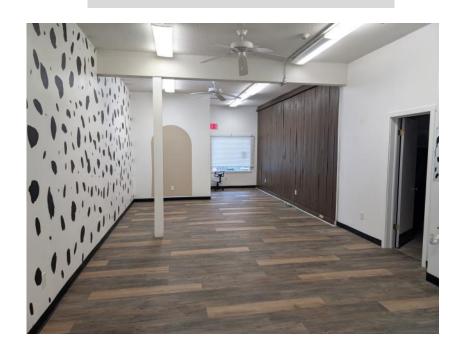
PROPERTY ADDRESS 1255 Middlebury Road
CITY, STATE Middlebury, CT 06762

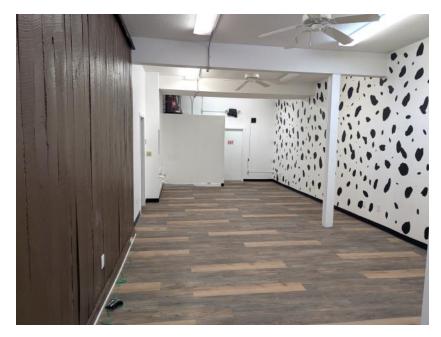
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	22,800 +/- (2 Structures)	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	1,250 +/-	Type of Heat	Gas - F/A
		OTHER	
Ext. Construction	Wood Frame	Acres	2.83
Ceiling Height		Zoning	CA 40
Roof	Gable New 6/21	Parking	Onsite
Date Built	1975	State Route / Distance To	I84 / 1 mile
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Yes	Mill Rate	
Water	Well	Taxes	
Gas/Oil	EverSource	TERMS	
Electrical		Leasing From	\$700.00 + Utilities
		Modified Gross	Percentage Snow + Sewer





Suite 1-2 Retail/Office with Ensuite Bathroom 600 +/- S/F Former Nail Salon \$800.00 Mod. Gross + Utilities







$\frac{\text{Suite 2-6}}{\text{2nd Floor Office with Ensuite Bathroom}} \\ 650 + / - \text{S/F} \\ \$700.00 \text{ Mod. Gross} + \text{Utilities}$



