

## FOR LEASE

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850 Straits Turnpike Suite 204

Middlebury, CT 06762



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

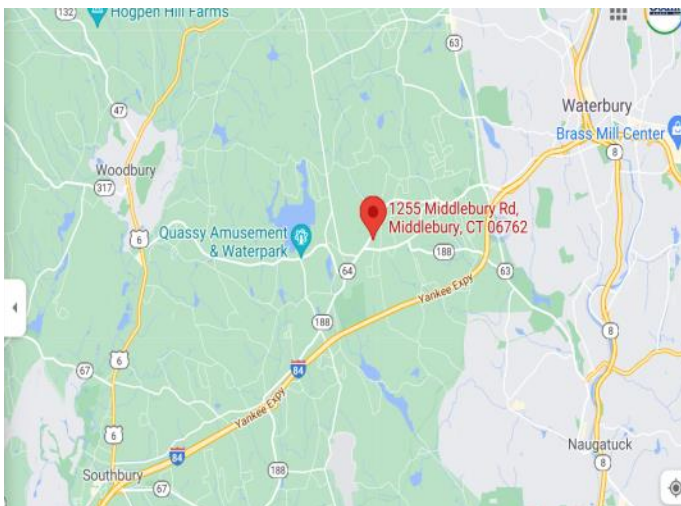
**Retail / Office Suite Available  
Prime Middlebury Location  
Close to All Town Amenities  
Lease \$700 Modified Gross + Utilities**



# 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	650 +/-	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...	184 / 1 mile
		TAXES	
		Assessment	
UTILITIES		Appraisal	
Sewer	Yes	Mill Rate	
Water	Well	Taxes	
Gas/Oil	EverSource	TERMS	
Electrical		Lease	\$700.00 + Utilities
		Modified Gross	Percentage Snow + Sewer



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

