

FOR LEASE

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***695 Amity Rd
Bethany, CT 06524***

17,454 +/- S/F Warehouse & Manufacturing Facility

5 Acres with Room to Expand

15'-20' Ceiling Height

2 Loading Docks & 1 Oversized Drive-in

Plenty of Power / Ample Parking

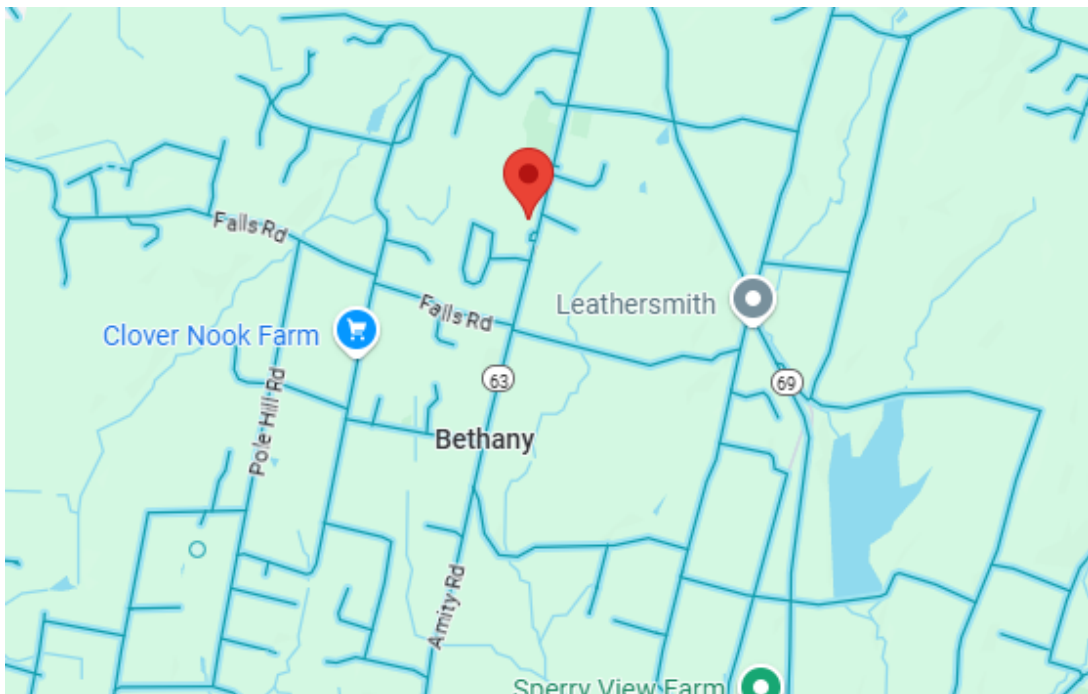
Great Visibility on Busy RT 63

Offered at \$8 PSF + NNN + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS		695 Amity Rd	
CITY, STATE		Bethany, CT 06524	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	17,454 +/-	Air Conditioning	Central - Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	17,454 +/-	Type of Heat	Forced Hot Air
Office	1,000 +/-	OTHER	
Drive-in	1	Acres	5.00
Loading Docks	2	Zoning	B&I
Ceiling Height	15'-20'	Parking	Plenty on Site
Roof	Metal	State Route / Distance To...	5 miles to RT 8
Ext. Construction	Metal/Concrete Block	TAXES	
Date Built	1968	Assessment	\$474,040.00
UTILITIES		Appraisal	\$677,200.00
Sewer	Septic	Mill Rate	28.42
Water	Well	Taxes	\$13,472.22
Gas	Propane	TERMS	
Electrical	400 / 3 Phase	Lease	\$8 PSF + NNN + Utilities



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