



FOR LEASE

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



***32 Industrial Road
Prospect, CT 06712***

**New Construction
Industrial Warehouse Flex Units
with Bathroom & Small Office**

Ready for Occupancy

1,525 ft Units (61 x 25)

Up to 3 Left with 17 ft Ceilings / 12 x 12 Door

Can be Combined

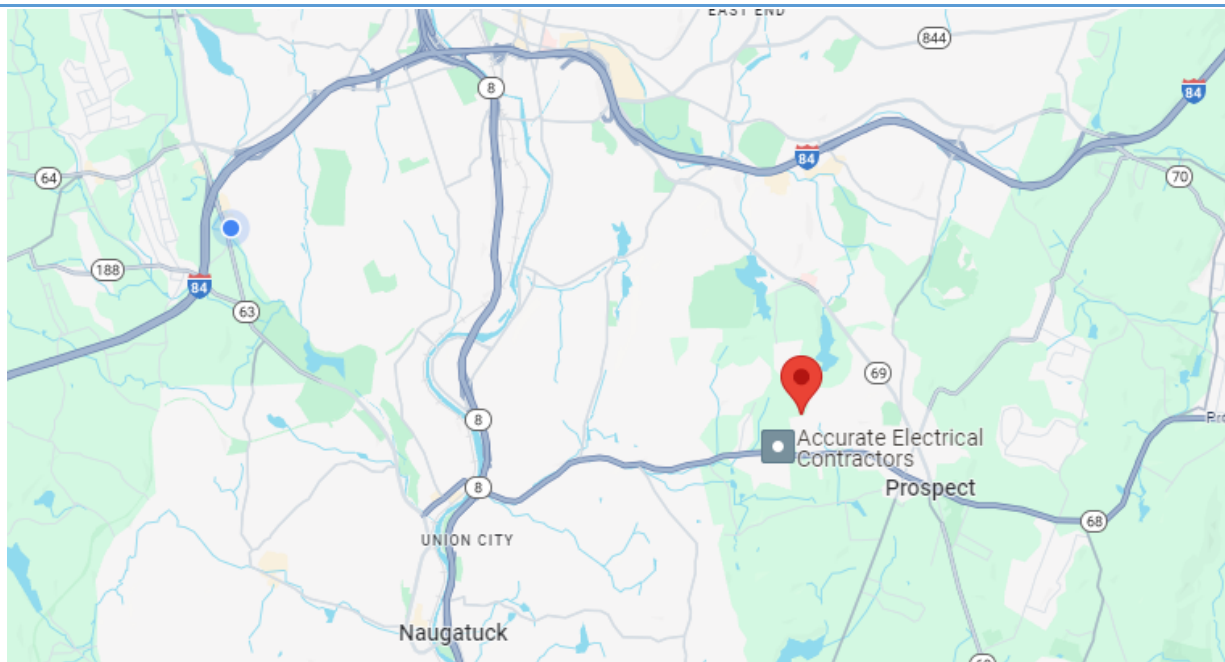
Call for Details



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PROPERTY DATA FORM

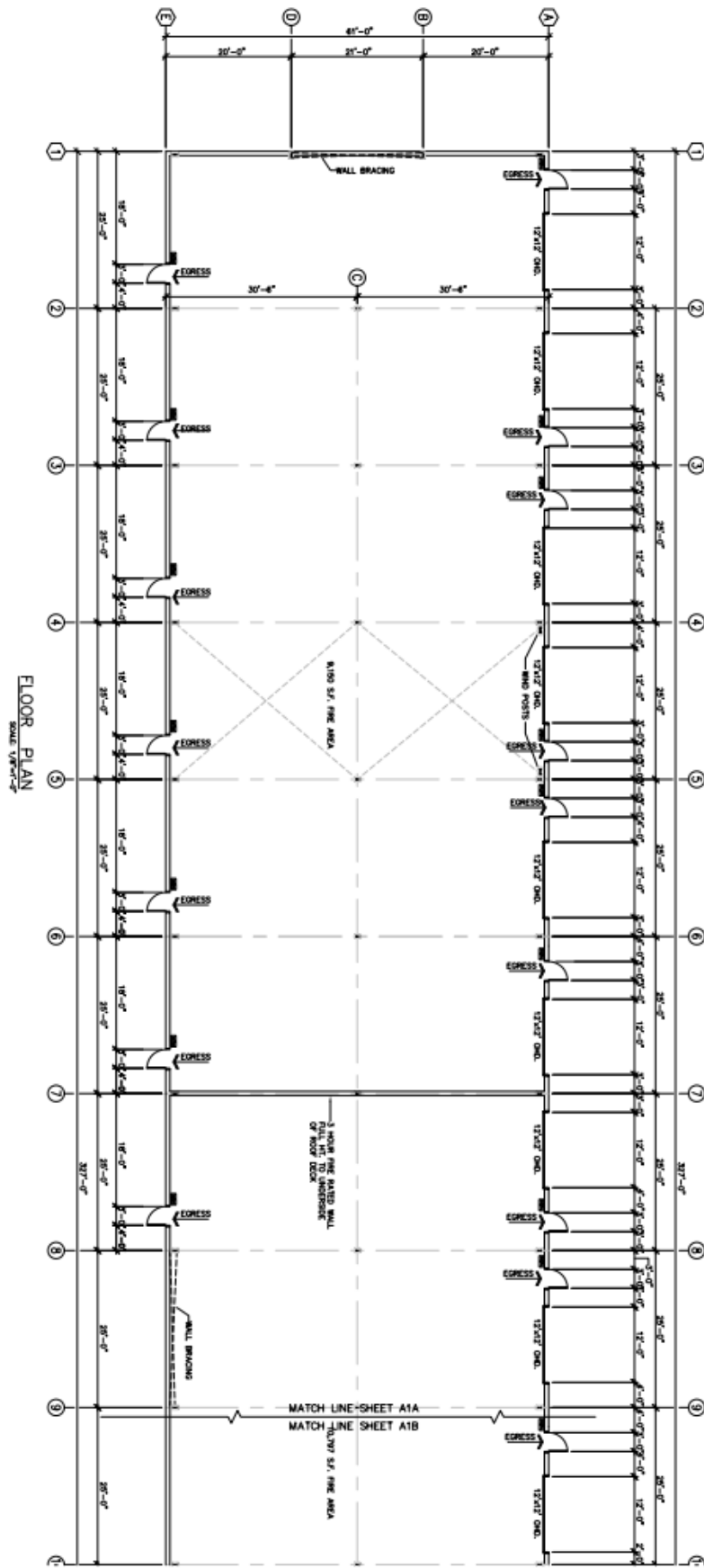
PROPERTY ADDRESS		32 Industrial Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,200 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	4,575 +/-	Type of Heat	Forced Hot Air
Subdivide to	1,525 ft (61 x 25)	OTHER	
Drive-in	12 x 12 per unit	Acres	5.57
		Zoning	Indus
Ext. Construction	Metal	Parking	Plenty on site
Ceiling Height	17'	State Route / Distance To...	3 mi to Route 8
Roof	Metal	TAXES	
Date Built	2024 New Construction	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Gas	Yes	TERMS	
Electrical		Lease from	Call for details



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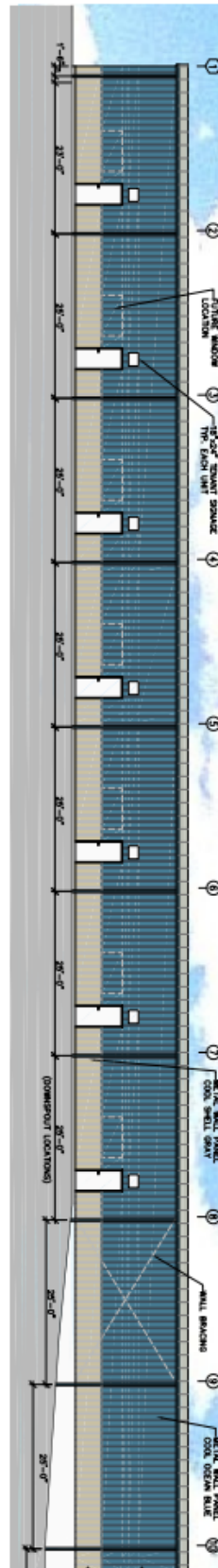
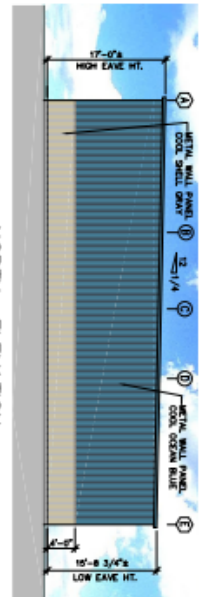
SALE NO. A1A

REVISIONS 08/08/23- UPDATED PER A.B.C. STEEL ORDER
08/29/23- UPDATED CHDS PER SPECIFICATIONS
09/22/23- REVISED COLUMN SIZES & LOCATIONS PER BMC
10/02/23- ISSUED FOR PERMIT

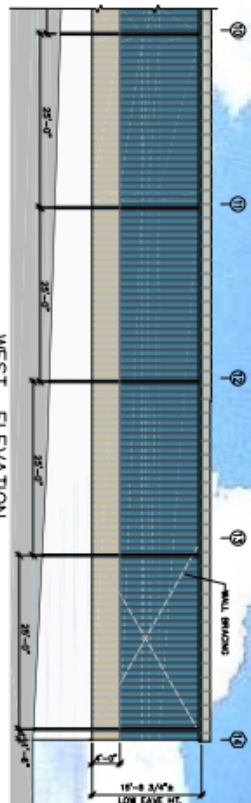
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Borghesi
Building & Engineering Co., Inc.



WEST ELEVATION
SCALE 1/8" = 1'-0"

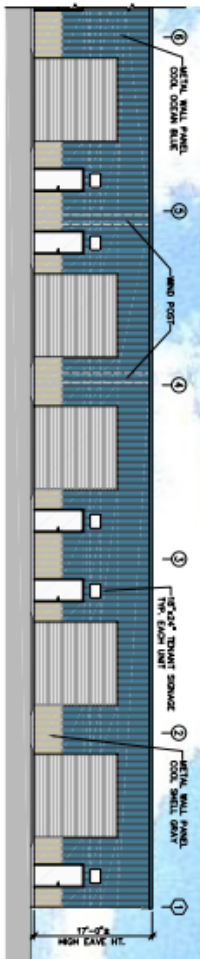
$$R_{\text{eff}} = 1/\alpha = 1.0$$


WEST ELEVATION
SCALE: 1/8" = 1'-0"

$$2-1=1 \quad 1-0=1$$


EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' = 0"



EAST ELEVATION

$$\frac{1}{1000} = 10^{-3}$$

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E-MAIL: ROYCE@ROYCEBUILDING.COM
WWW.ROYCEBUILDING.COM

$$(A_2)$$

A2

PROJECT DUFOR
LEASE BUILDING
402 & 402 INDUSTRIAL LANE, PROSPECT, CT

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DATE	SCALE
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07/18/23	AS NOTED
200 EAST MAIN STREET, YONKONAM, CT. 06320	

800-483-7873 / 800 375 www.borjesson.org

REVISIONS

7/28/23-	UPDATED PER SITE PLAN REVIEW LETTER DATED 7/14/23
8/10/23-	UPDATED PER A.B.C. STEEL ORDER
8/28/23-	UPDATED CHDS PER SPECIFICATIONS

10/20/2017 10:20:00 AM - 10/20/2017 10:20:00 AM

SEAL

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