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# FOR LEASE



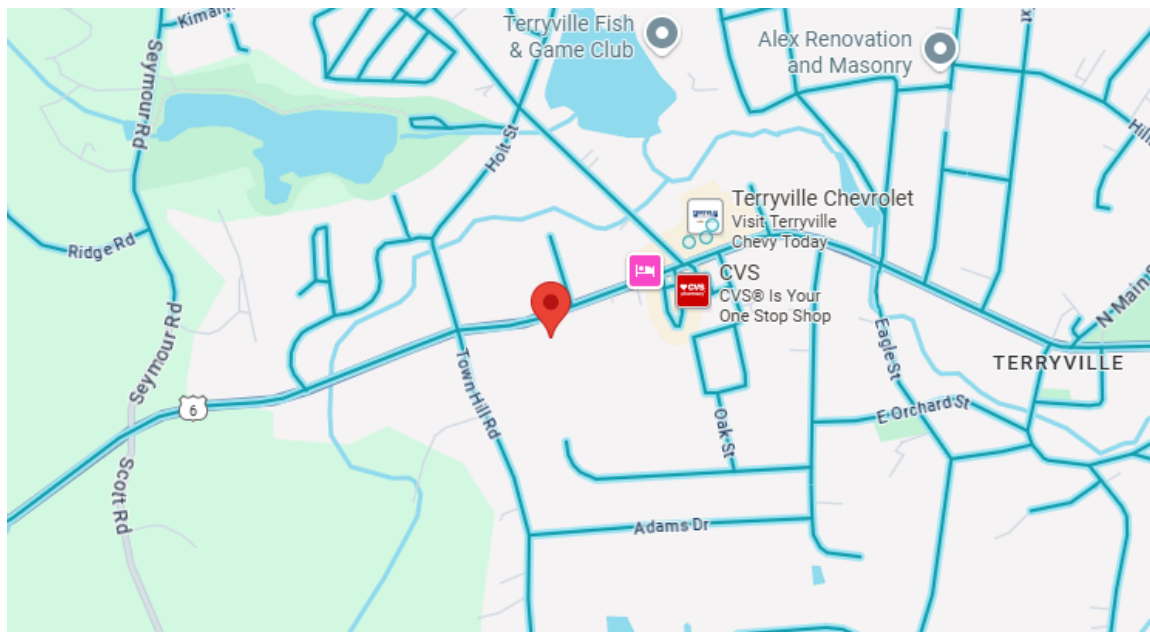
***353 Main Street  
Terryville, CT 06786***

**1,920 +/- S/F Stand Alone Building  
Sub-Dividable to 960 +/- S/F  
Visible Location on Busy RT 6  
2025 Upgrades - New Paving / Landscaping  
Asking \$2,500.00 Per Month**



# PROPERTY DATA FORM

|                         |                               |                              |                       |
|-------------------------|-------------------------------|------------------------------|-----------------------|
| <b>PROPERTY ADDRESS</b> |                               | 353 Main St                  |                       |
| <b>CITY, STATE</b>      |                               | Terryville, CT 06786         |                       |
| <b>BUILDING INFO</b>    |                               | <b>MECHANICAL EQUIP.</b>     |                       |
| Total S/F               | 1,920 +/-                     | Air Conditioning             | Central               |
| Number of floors        | 1                             | Sprinkler / Type             |                       |
| Avail S/F               | 1,920 +/- +/-                 | Type of Heat                 | Gas / Forced Air      |
| Office Space            | 1,920 +/-                     | <b>OTHER</b>                 |                       |
| Will subdivide to       | 960 +/-                       | Acres                        | .48                   |
|                         |                               | Zoning                       | RBZ                   |
| Ext. Construction       | Wood Frame / Vinyl            | Parking                      | ample                 |
| Ceiling Height          | 10'                           | State Route / Distance To... | I84 -1 mi / Rt 8- 5mi |
| Roof                    | Gable                         | <b>TAXES</b>                 |                       |
| Date Built              | 2001                          | Assessment                   |                       |
| <b>UTILITIES</b>        | <b>Tenant/Buyer to Verify</b> | Mill Rate                    |                       |
| Sewer                   | City                          | Taxes                        |                       |
| Water                   | City                          | <b>TERMS</b>                 |                       |
| Gas/Oil                 | Gas                           | Lease rate                   | \$2,500.00 Per Month  |
| Electrical              | 100 Amps                      |                              |                       |



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