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850 Straits Turnpike Suite 204  
Middlebury, CT 06762

**FOR LEASE**



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

**Retail / Office Suites Available  
Prime Middlebury Location  
Close to All Town Amenities  
Lease \$775.00/mo + 3% Sewer (\$32/mo) + 3% Snow  
(Heat, A/C & Electricity Included)**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

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

## BUILDING INFO

Total S/F	22,800 +/- (2 Structures)
Number of floors	2
Avail S/F	650 +/-
Ext. Construction	Wood Frame
Ceiling Height	
Roof	Gable New 6/21
Date Built	1975

## MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas - F/A
<b>OTHER</b>	
Acres	2.83
Zoning	CA 40
Parking	Onsite
State Route / Distance To...	184 / 1 mile

## TAXES

Assessment

## UTILITIES

Tenant/Buyer to Verify

Sewer	Yes
Water	Well
Gas/Oil	EverSource
Electrical	

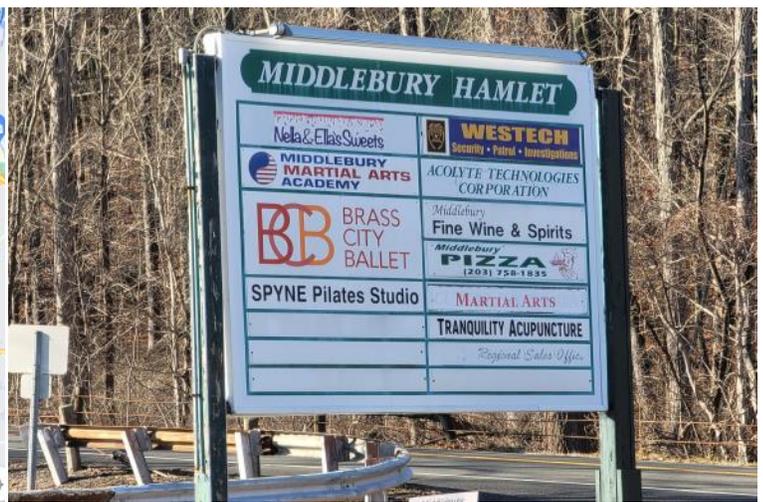
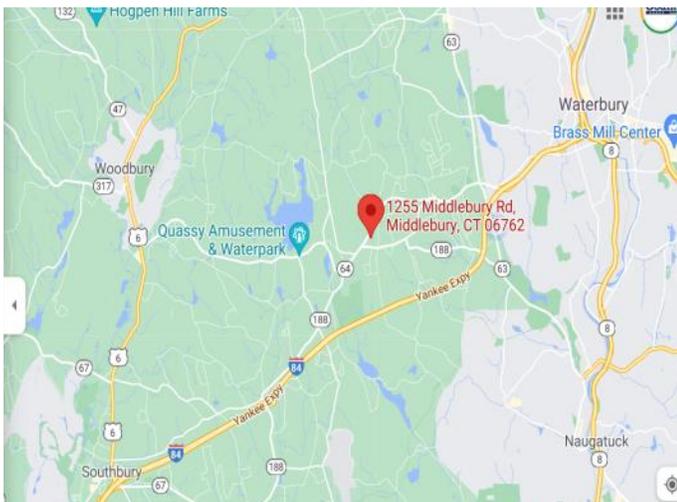
Appraisal

Mill Rate

Taxes

## TERMS

Lease	\$775.00 (Utilities Included)
Modified Gross	Percentage Snow + Sewer



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**Suite 2-12**  
**2nd Floor Office with En-suite Bathroom**  
**650 +/- S/F**

