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# FOR LEASE



**795 Roosevelt Drive  
Derby, CT 06418**

**2,000 +/- S/F Freestanding Building on +/- 1 Acre  
(More Land Available)**

**Former McConney's Farm Greenhouse  
& Bakery Business**

**High Traffic Location (RT 34)**

**Suitable for Many Different Uses**

**Offered at \$3,500.00 Per Month**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>795 Roosevelt Drive</b>	
<b>CITY, STATE</b>		<b>Derby, CT 06418</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,000 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	2,000 +/-	Type of Heat	None
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	
Ext. Construction		Zoning	R-1
Ceiling Height		Parking	Ample
Roof	Steel	State Route / Distance To...	RT 34 Immediate
Date Built	1980	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	Septic	Mill Rate	43.2
Water	City	Taxes	
Gas/Oil	N/A	<b>TERMS</b>	
Electrical	Eversource	Lease	\$3,500 Per Month
Amps-Volts- Phase	100 Amps		



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