

FOR LEASE



**33 Bullet Hill Road N.
 Southbury, CT 06488**

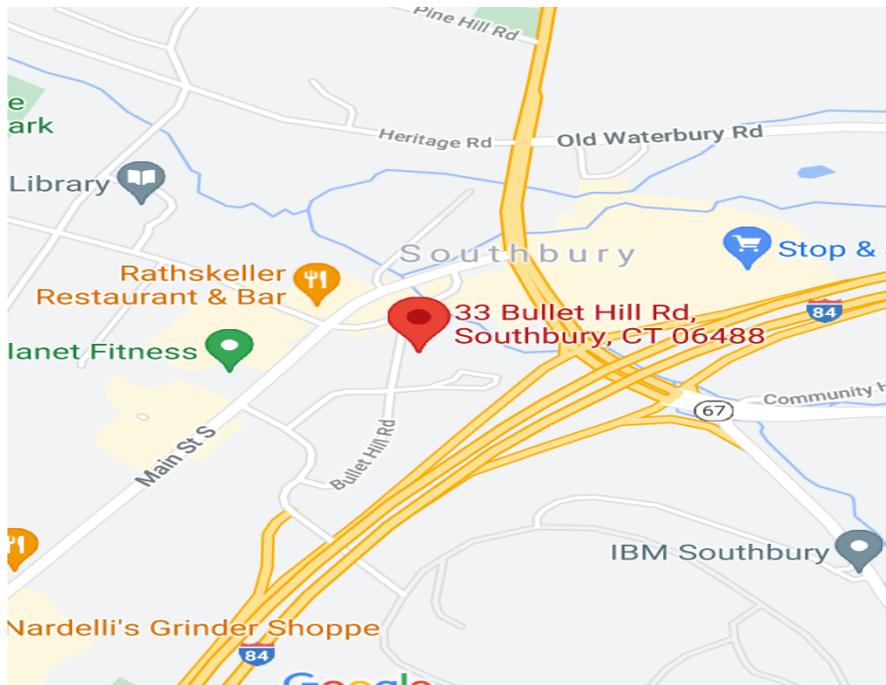


2,417 +/- S/F
Beautiful Ground Floor Professional Office Space Located in Highly Sought After Southbury Office Park Suite 303-305: 6 Offices, Reception Area & Conference/Break Area with 2 En Suite Bathrooms, Open Bullpen & Beautiful Kitchen
Lease: \$21 PSF Gross + Utilities

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	33 Bullet Hill Rd N.		
CITY, STATE	Southbury, CT 06488		
BUILDING INFO	MECHANICAL EQUIP.		
Total S/F	26,689 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	2,417 +/-	Type of Heat	Electric Heat Pump
Ext. Construction	Wood Frame	OTHER	
Roof	Asphalt shingles	Acres	2.36
Date Built	2006	Zoning	Retail/Office
		Parking	Ample
		State Route / Distance To...	I-84 2/10 mile
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	Well	Taxes	
Gas	N/A	TERMS	
Electrical		Lease	\$21 PSF Gross + Utilities



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Godin Property Brokers LLC

★★★★ Commercial / Industrial

Suite 303-305
2,417 +/- S/F

