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FOR LEASE



***421 Wolcott Road
Lower Level
Wolcott, CT 06716***

Versatile 1,000 +/- S/F Office/Retail Space Available

Private, Lower Level Space in Rear of Building

**Bright, Open Layout, Large Office, Storage Area &
Washer & Dryer Hookups**

Well Suited for Professional Offices, Creative Studios, Wellness Users

Offered at \$1,400/mo + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	421 Wolcott Road, Lower Level
CITY, STATE	Wolcott, CT 06716

BUILDING INFO

Total S/F	7,112 +/-
Number of floors	2
Avail S/F	1,000 +/-
Ext. Construction	Wood frame
Ceiling Height	8'
Roof	New - Asphalt
Date Built	1941

MECHANICAL EQUIP.

Air Conditioning	None
Sprinkler / Type	
Type of Heat	Electric
OTHER	
Acres	1.12
Zoning	Commercial
Parking	Ample
State Route / Distance To...	Rte. 8/ I84

TAXES

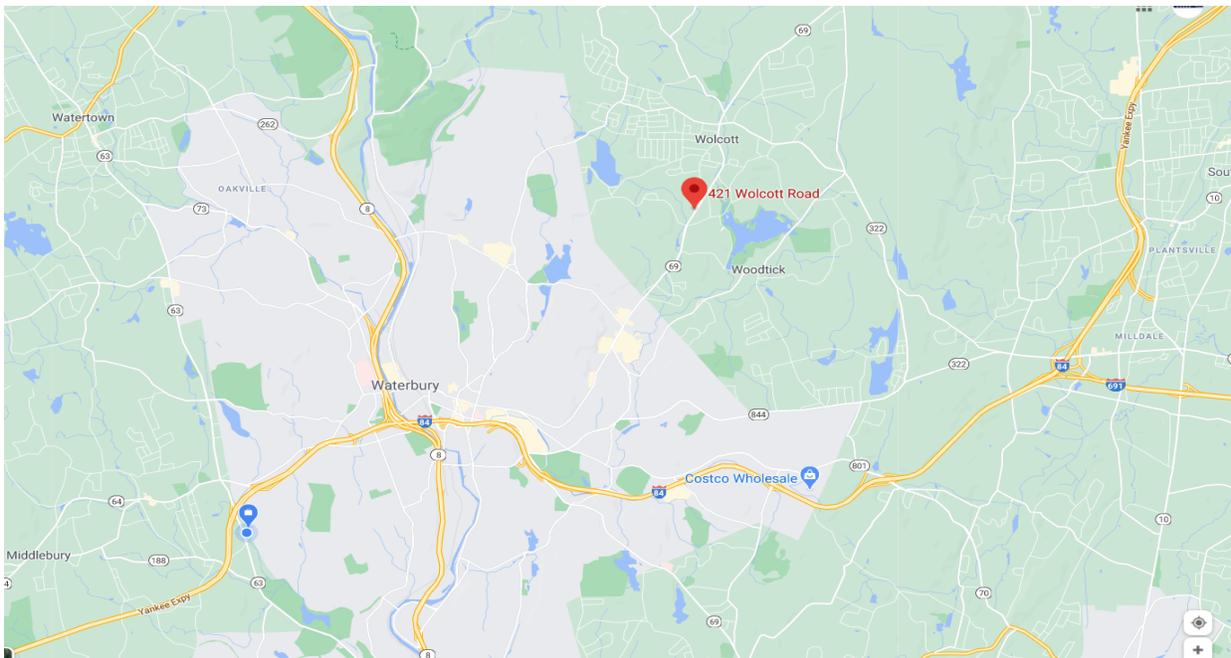
Assessment
Appraisal
Mill Rate
Taxes

UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	

TERMS

Lease	\$1,400 Monthly Plus Utilities
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial

