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FOR LEASE



2585 Berlin Tpk
Newington, CT 06111

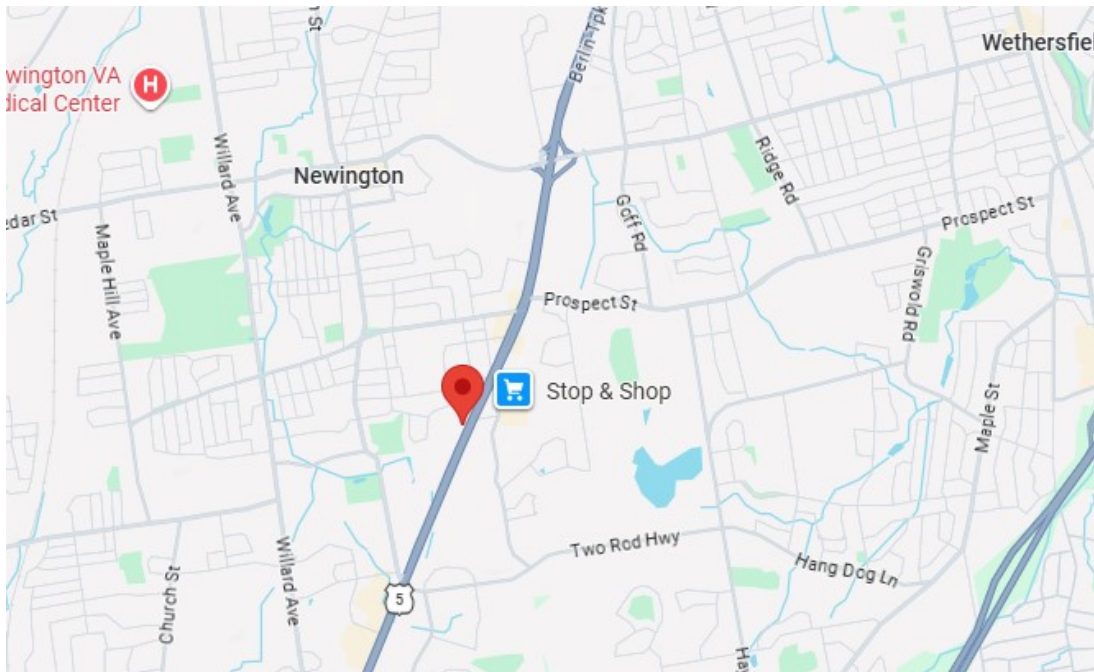
Flexible Lower Level Commercial Space
Storage Possible - Fitness-Martial Arts
Gymnastics - Training Site
5,000 +/- S/F
Excellent Berlin Tpk Location
Flexible Layout Options
Asking \$2,500 Gross + Utilities



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		2585 Berlin Tpk	
CITY, STATE		Newington, CT 06111	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,000 +/-	Air Conditioning	N/A
Number of floors	1	Type of Heat	Forced Hot air
Avail S/F	5,000 +/-	Sprinkler / Type	N/A
		OTHER	
		Acres	.71
		Zoning	B-DT
Ceiling Height	9'	Parking	Plenty
Ext. Construction	Masonry	State Route / Distance To...	
Roof	Flat	TAXES	
Date Built	1959	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	TERMS	
Electrical		Lease	\$2,500 Gross + Utilities



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