

# FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**New Construction - Ready For Occupancy**

**14,000 +/- S/F Industrial Building**

**Newly Available: Suite E -1,605 +/- S/F**

**16' Ceilings - 10'x12' Drive-In Doors**

**Great Location with Easy Access to I-84 & RT 8**

**Offered at \$16.50 Gross + Utilities + Snow %**

**80 Turnpike Drive  
Middlebury, CT 06762**

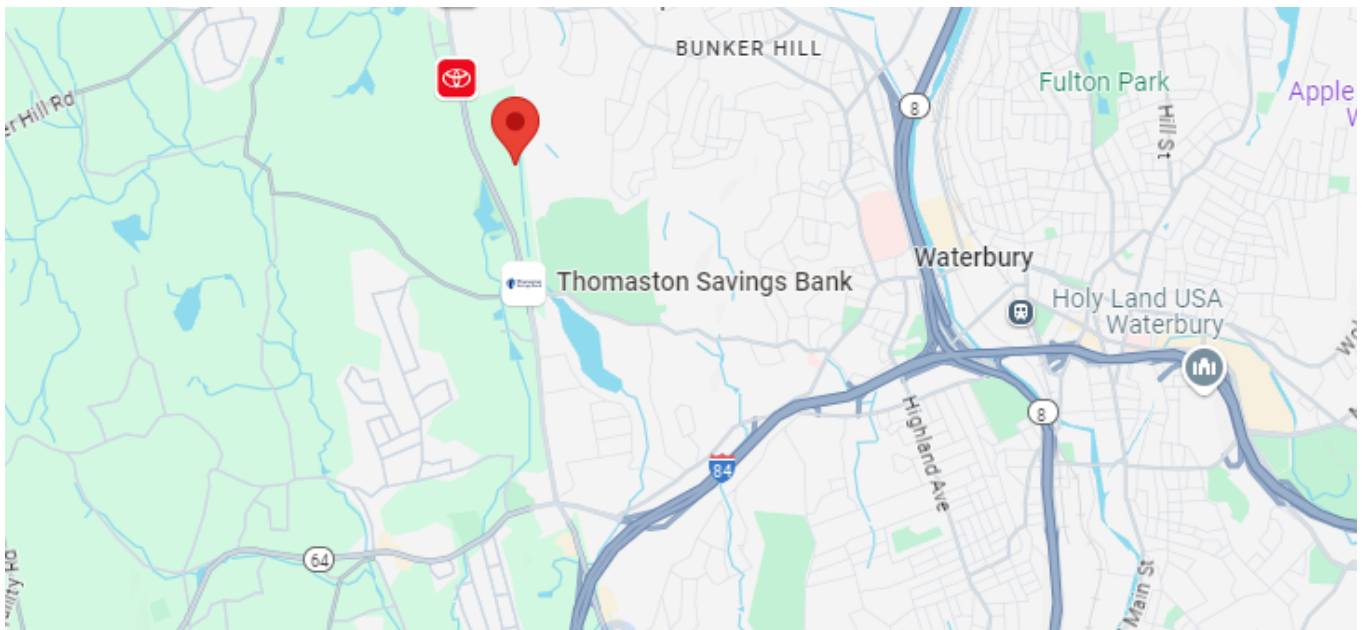


**STANDARD FINISH**

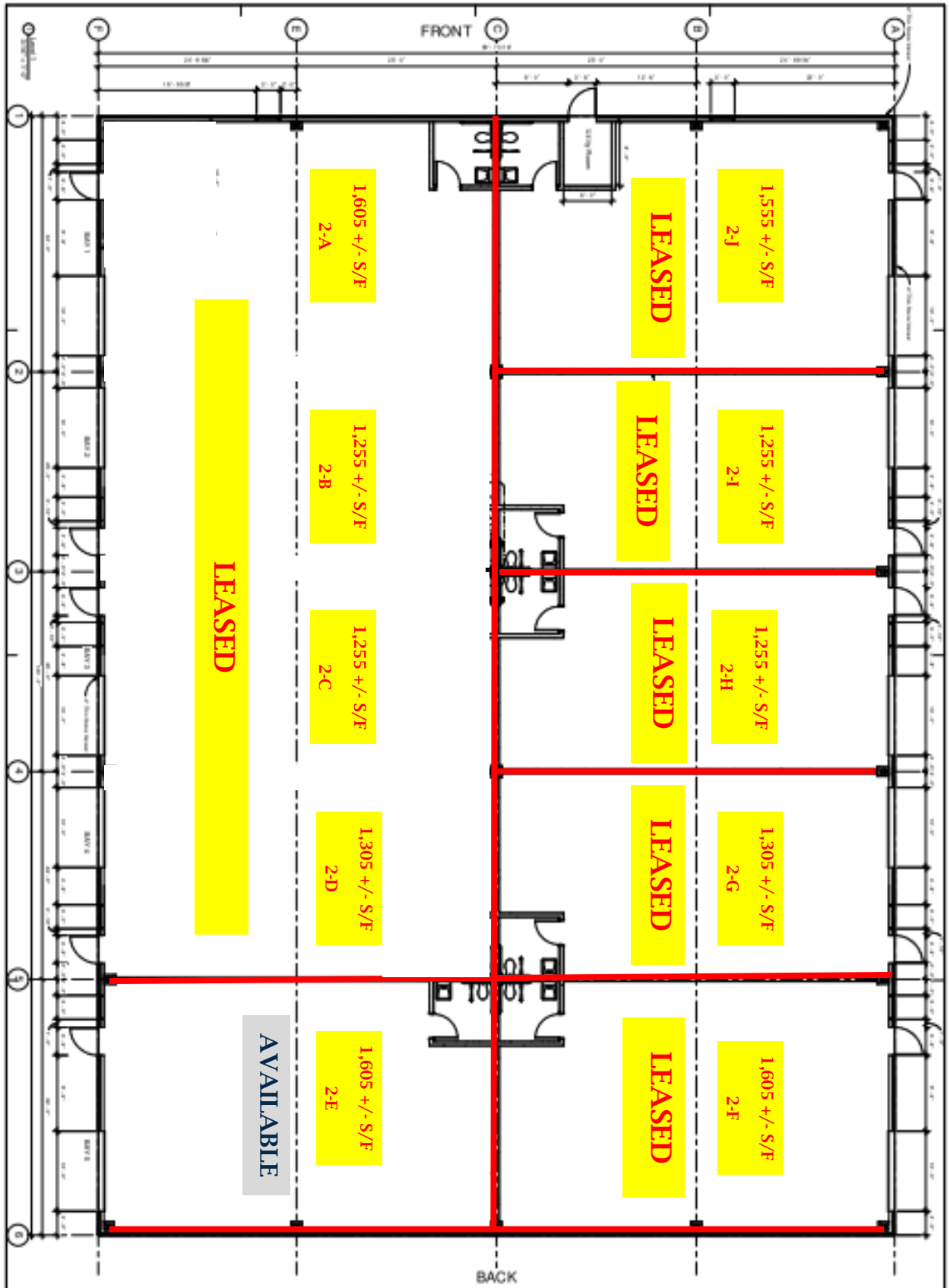
# PROPERTY DATA FORM

PROPERTY ADDRESS	80 Turnpike Drive
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,000 +/-	Air Conditioning	Possible
Floors	1	Sprinkler / Type	No
Avail S/F	1,605 +/-	Type of Heat	Gas
Will subdivide to		<b>OTHER</b>	
Drive- In	10 ' x 12'	Zoning	Industrial
Roof	Steel	Parking	Ample +/- 28 spaces
Ext. Construction	Steel	State Route / Distance To...	2.5 mi to I-84
Ceiling Height	16'	Acres	10 +/-
Date Built	2025	<b>TAXES</b>	
		Appraisal	
<b>UTILITIES</b>	<b>BUYER / TENANT TO VERIFY</b>	Assessment	
Sewer	City	Mill Rate	
Water	Well	Taxes	
Gas	Eversource	<b>TERMS</b>	
Electrical	100 amps/120/208 3 phase	Lease	\$16.50 Gross + Utilities + Snow %



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<b>First Floor</b> A1	<b>GB Middlebury, LLC</b> <b>Flex Building</b> 80 Tumpike Dr, Middlebury, CT <small>REVISION 11/27/19</small>		<b>RJR Architects</b> 100 Main St, Middlebury, VT 05753 Tel: 802.243.1111 www.rjrarchitects.com
	<small>DO NOT SCALE DRAWING          ALL DIMENSIONS SHALL BE          VERIFIED IN FIELD          ANY DIMENSIONS MUST          BE REPORTED TO          ARCHITECT</small>	<small>Copyright 2019 RJR Architects, LLC          All rights reserved. No part of          this drawing may be reproduced          without the express          written consent of RJR Architects, LLC.</small>	

