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FOR LEASE



***1450 Southford Road
Unit UB1
Southbury, CT 06488***

New Ownership with Complete Transformation

Prime Retail/Office Opportunity

Signalized Corner - State RT 67 & 188

3,456 +/- S/F Freestanding Building In Neighborhood Plaza

Under 2 Miles to I-84 - Plenty of Parking

Possible Demise to 1,728 +/- S/F

Asking \$18 Modified Gross + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS	1450 Southford Rd
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	19,243 +/-	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	None
Avail S/F	3,456 +/-	Type of Heat	FHA
		OTHER	
		Acres	
		Zoning	B -1B
Ext. Construction	Clapboard	Parking	Plenty on Site
Ceiling Height	10' +	State Route / Distance To...	< 2 miles to I-84
Roof	Gable	TAXES	
Date Built	2009	Assessment	
UTILITIES	Tenant /Owner to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	Well	Taxes	
Gas/Oil	Gas	TERMS	
Electrical		Lease	\$18 Mod Gross + Utilities





