

FOR LEASE

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

**Beautiful Ground Floor Office Spaces Available
Located in Highly Sought After Southbury Office Park
Suite 301: 900 +/- S/F
Suite 302: 1,000 S/F
Asking \$18 PSF Mod Gross + Utilities**



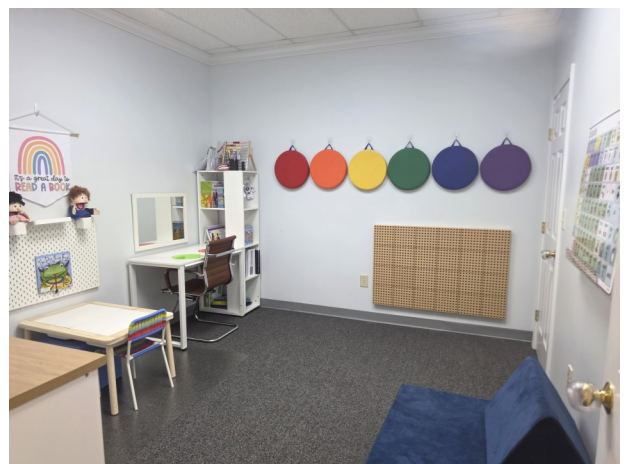
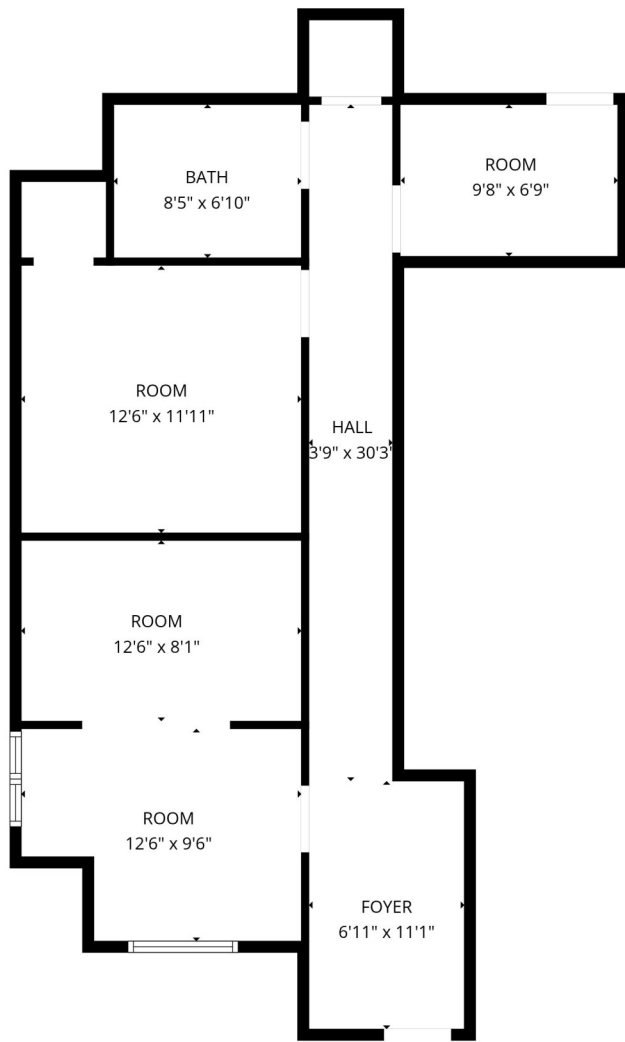
PROPERTY DATA FORM

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	1,900 +/-	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	\$18 PSF Mod Gross + Utilities

****Modified is increased in taxes/cams % only after base year**



Suite 301
900 +/- S/F



Suite 302
1,000 +/- S/F

