

FOR LEASE



***425 Main Street North
Southbury, CT 06488***

**14,800 S/F High Bay Warehouse or Manufacturing Space
+/- 2,000 S/F of Office Area - Large Yard & Parking Area
+/- 8,500 S/F 26' Clear & +/- 4,300 S/F 14' Clear**

Great Location Minutes to I-84

Low Operating Expenses

Lease Rate: \$8.75 NNN



PROPERTY DATA FORM

PROPERTY ADDRESS 425 Main Street North

CITY, STATE Southbury, CT 06488

BUILDING INFO

Total S/F 55,334
Available 14,800 +/-

Office Space +/- 2,000
Available Drive in Doors possible
Available docks 2
Ext. Construction Masonry
Ceiling Height +/- 8,500 24' clear
+/- 4,300 S/F 14' clear
Roof Rubber
Date Built 1950 + Addition

UTILITIES

Sewer Septic
Water Well
Gas EverSource
Electrical 400 amps 277/480 v

MECHANICAL EQUIP.

Air Conditioning No
Sprinkler / Type Yes / dry
Type of Heat Modine/Propane

OTHER

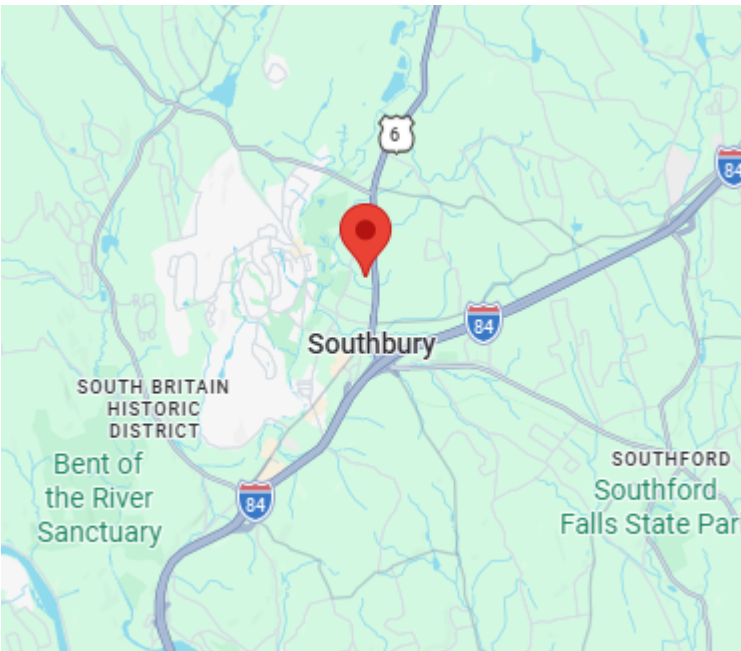
Acres 12.35
Zoning Industrial
Parking Ample
Distance To... 1.5 Miles / I-84

TAXES

Assessment \$1,245,310
Appraisal \$1,779,010
Mill Rate 24.20
Taxes \$30,136.50

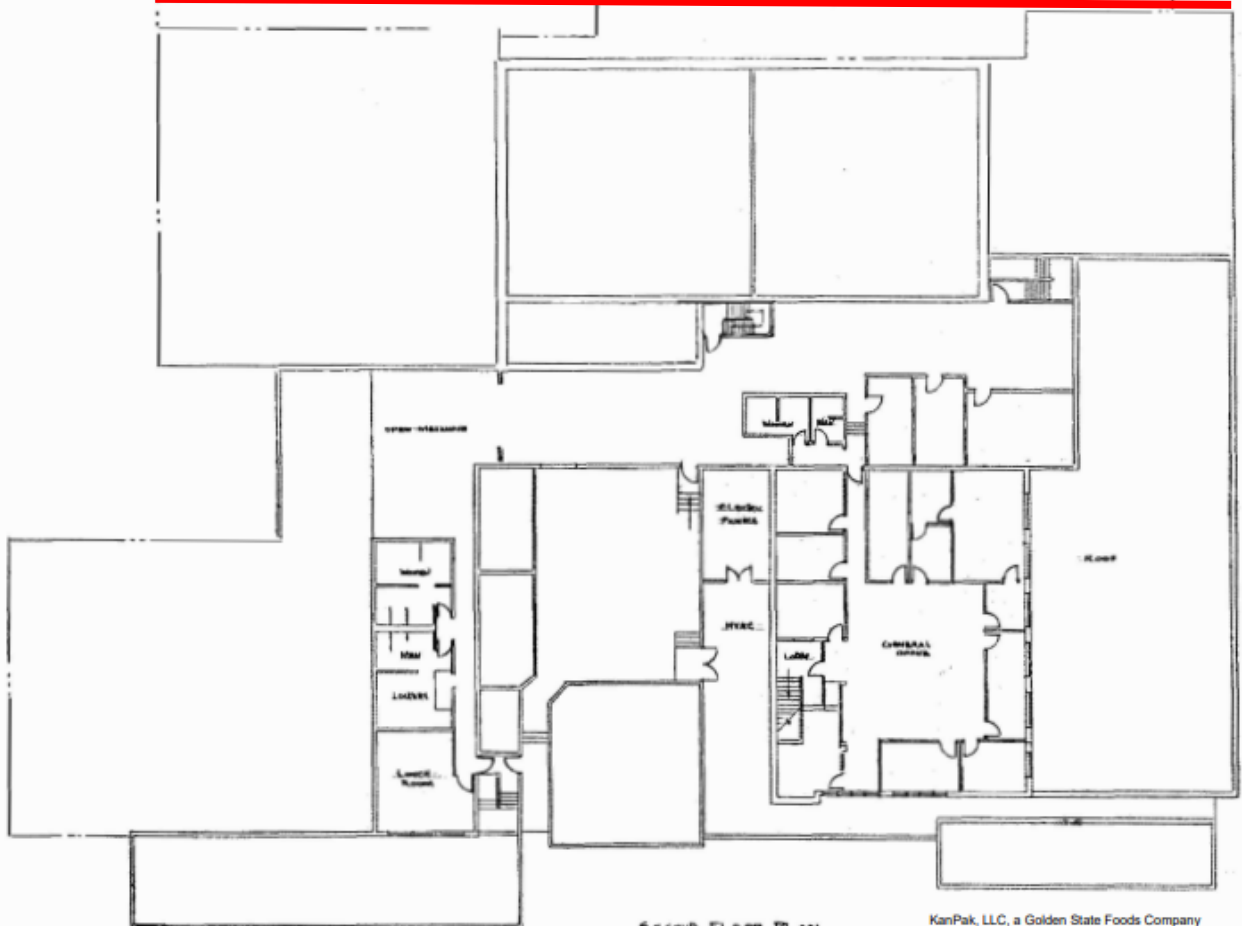
TERMS

Lease \$8.75 NNN





14,800 S/F +/-



SECOND FLOOR PLAN

Scale - 1/4" = 1'-0"

KanPak, LLC, a Golden State Foods Company
Formerly BASKIN-ROBBINS USA Co.
415 Main St. North
Southbury, Conn.

Assembly Area 1