

FOR LEASE

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Office: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***102 Wolcott Rd
Wolcott, CT 06716***

Professional Office/Retail Space

Highly Visible Location with Prime Signage Opportunity

Busy Route 69 Location (10,600 +/- Cars Daily Per CT DOT)

Ideal for Professional, Medical or Office Users

All Municipal Utilities and Plenty of Parking

Ample On-site Parking

Multiple Offices, Kitchenette, Reception & Waiting Area

Main Level: 4,164 +/- S/F - \$19 PSF + Utilities

Lower Level: 1,334 +/- S/F - \$17 PSF (Utilities Included)

PROPERTY DATA FORM

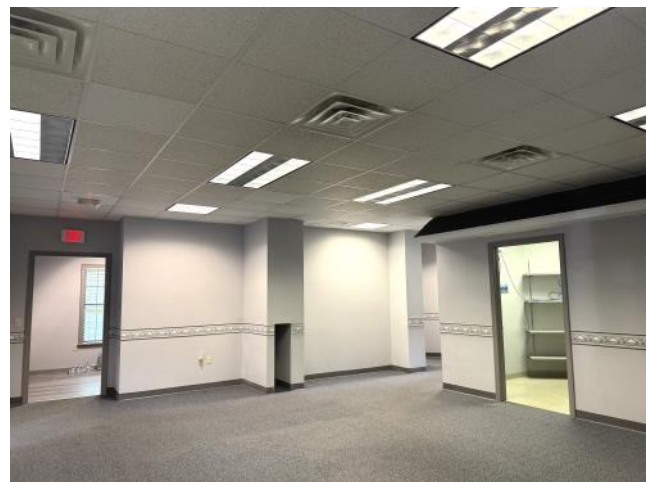
PROPERTY ADDRESS	102 Wolcott Rd
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,958 +/-	Air Conditioning	Yes
Floors	2	Sprinkler / Type	None
Avail S/F	5,498 +/-	Type of Heat	Gas / Forced Hot Air
		OTHER	
		Zoning	Commercial
		Parking	Front & Rear Parking Lots
		Distance To...	3.5 miles to Rt 8 & I-84
		Total Acres	.83
Roof	New - Asphalt	TAXES	
Ext. Construction	Vinyl Siding		
Date Built	1987	Assessment	
UTILITIES	Tenant /Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	TERMS	
Electrical	Each Floor Separately Metered	Lease	\$17 - \$19 PSF

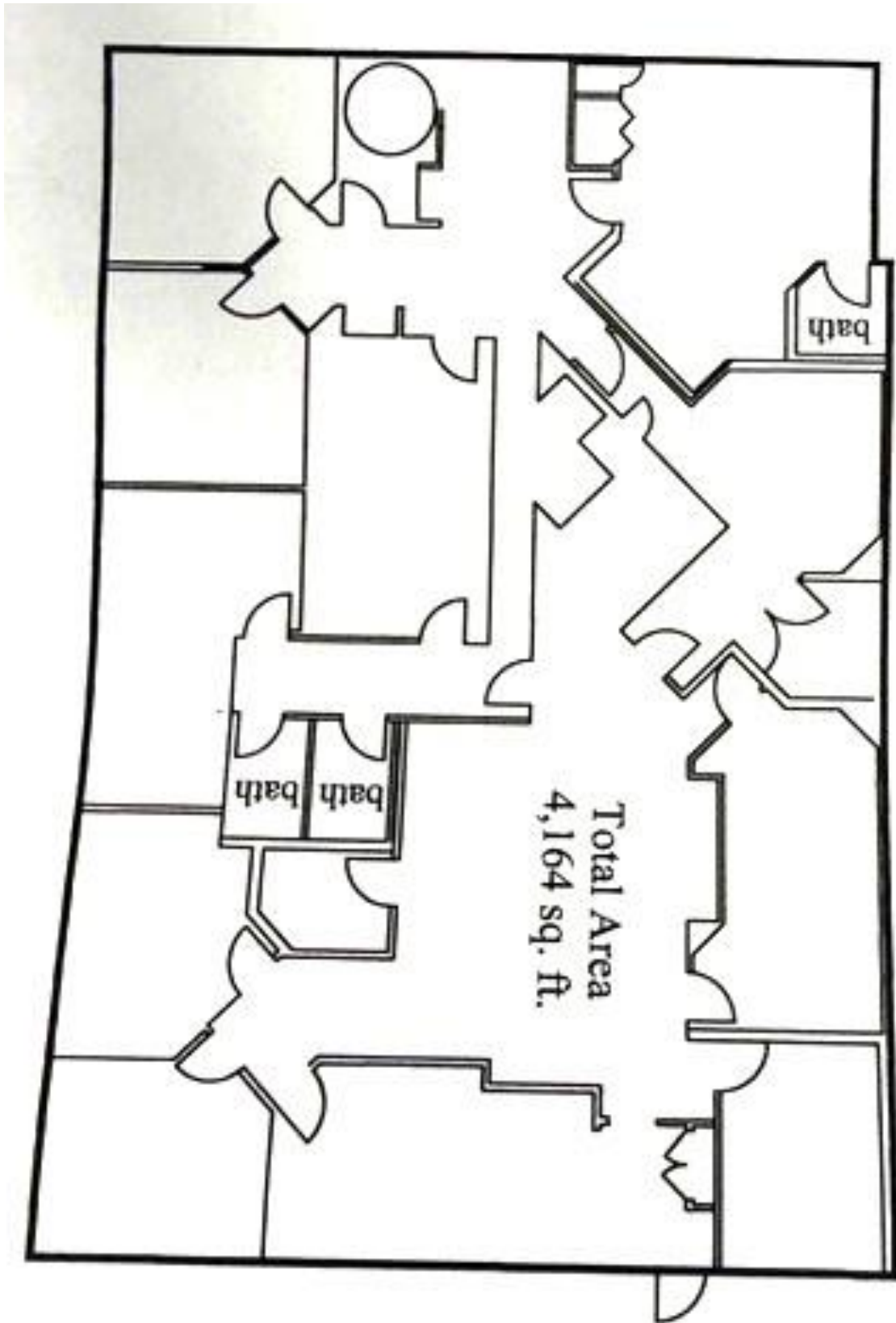


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Main Level: 4,164 +/- S/F - \$19 PSF + Utilities



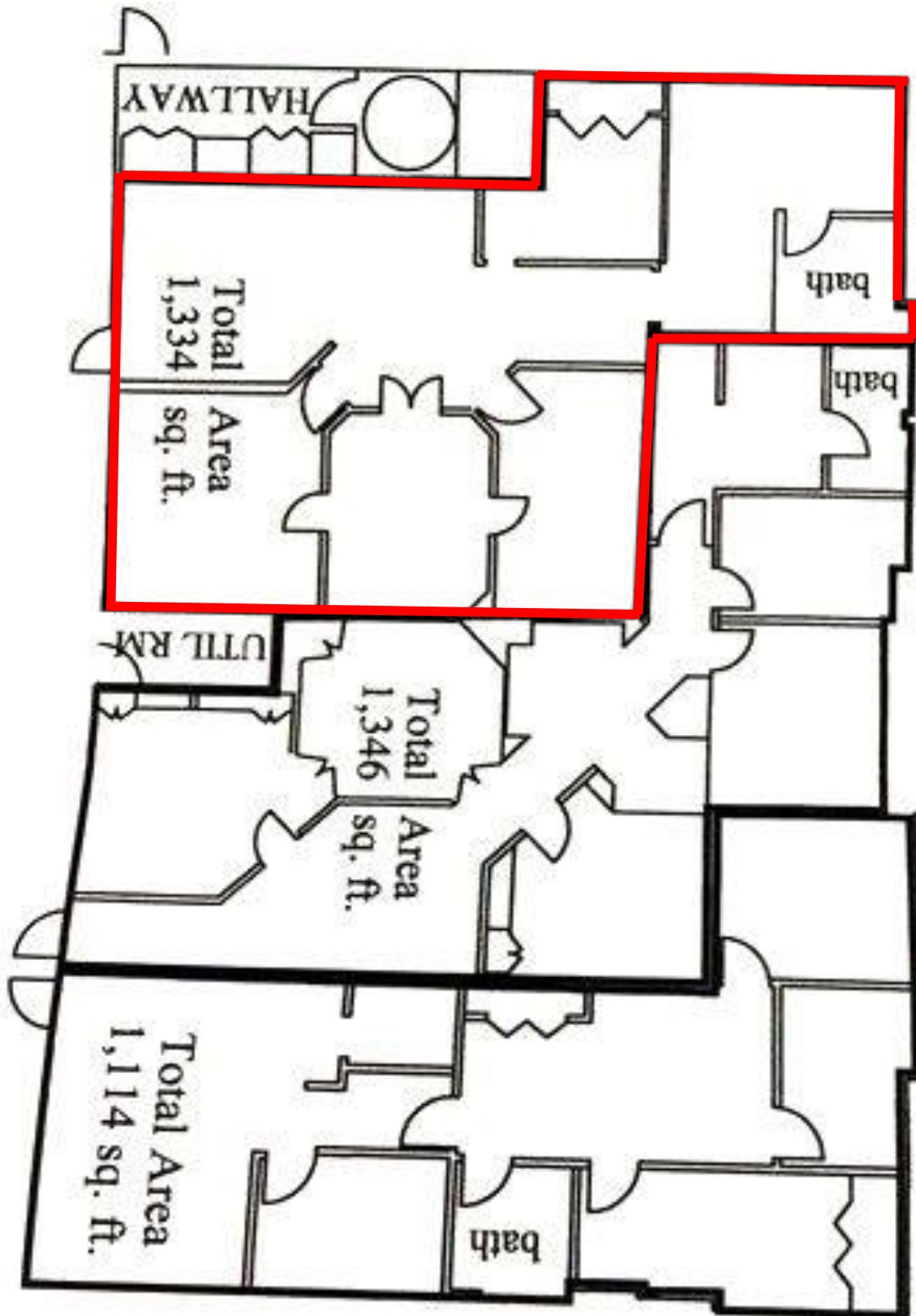
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