

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR LEASE

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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**115 Waterbury Road
Prospect, CT 06712**

Office, Flex or Retail Space Up to 10,000 +/- S/F
Lower Level 6,000 +/- S/F : Office or Flex Space
Main Level 2,000 +/- S/F: Office or Retail (Divisible)
Upper Level 2,000 +/- S/F: Office (Divisible)
Great, High Traffic Location - Minutes to Highways
Offered at \$12 to \$16 PSF + Utilities

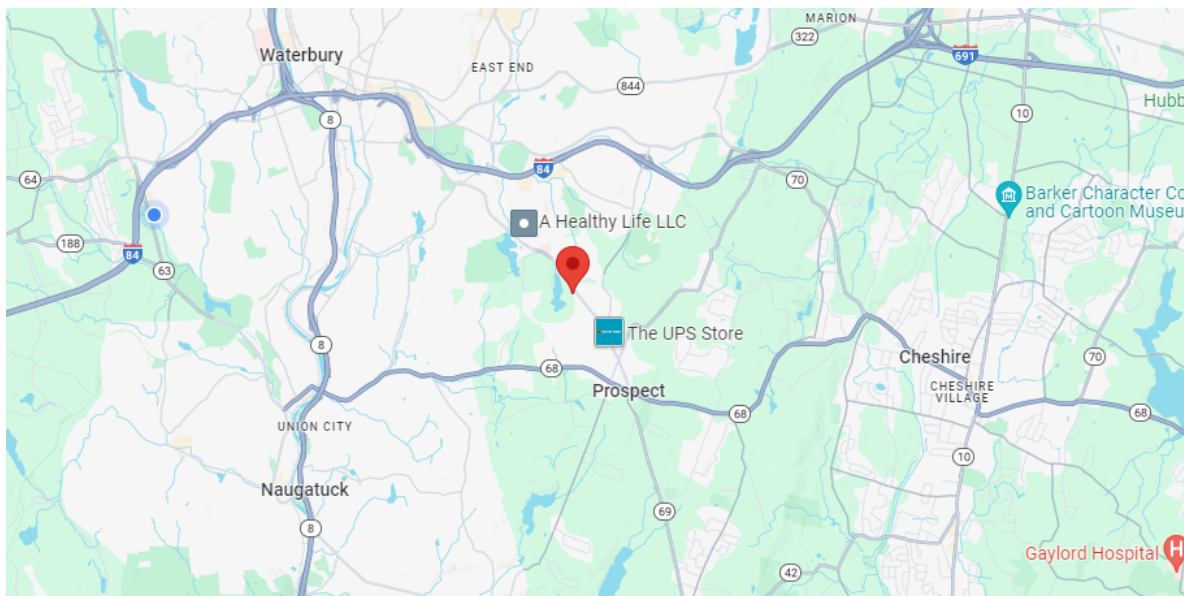


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	115 Waterbury Rd
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,000 +/-	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	Yes / Lower Level
Avail S/F	6,000 +/- Lower Level	Type of Heat	Propane
	7,000 +/- Main Level	OTHER	
	2,000 +/- Upper Level	Acres	4.2
Avail Overhead Doors	1	Zoning	B Commercial
Ext. Construction	Wood Frame	Parking	+/- 60 vehicles
Ceiling Height	10'	State Route / Distance To...	I8-4 1 mile/ RT8 4 miles
Roof	Asphalt	TAXES	
Date Built	2006	Assessment	\$939,890.00
UTILITIES	Tenant/Buyer to Verify	Appraised	\$1,342,700.00
		Mill Rate	28.47
		Taxes	\$26,758.70
		TERMS	
Sewer	Septic	Lease	Main/Upper \$16 PSF Gross
Water	City		Lower \$12 PSF Gross
Gas	Propane		
Electrical	200 Amps		

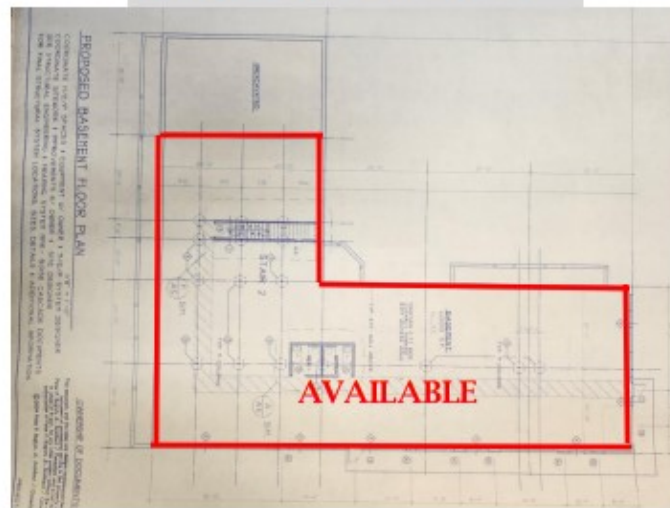


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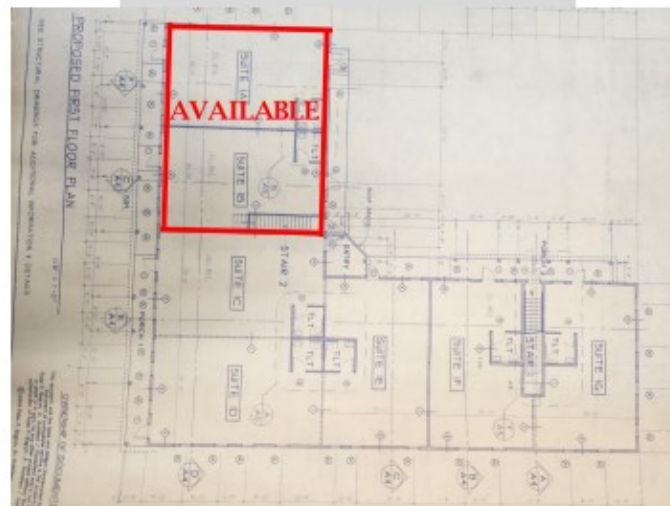




Lower Level : 6,000 +/- S/F



Main Level : 7,000 +/- S/F



**Upper Level : 2,000 +/- S/F
Was Configured to 2 Units**

