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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



**239 Wolcott Rd
Wolcott, CT 06716**

Brand New Industrial Condominiums

-Farmingbury Commons-

Stunning Modern Design with 16' Ceilings

Automatic Oversized Drive-in Doors (14' x 12')

Fully Dry walled, Sealed Epoxy Floors

Second Floor Office Space Possible - Front Space Includes

Upper Windows

Suites Available:

Suites 1-3: 4,500 S/F Combined - \$849,950.00

Suites 4-8: 1,500 S/F Each - \$274,950.00 Each

Lease \$15 PSF + Utilities

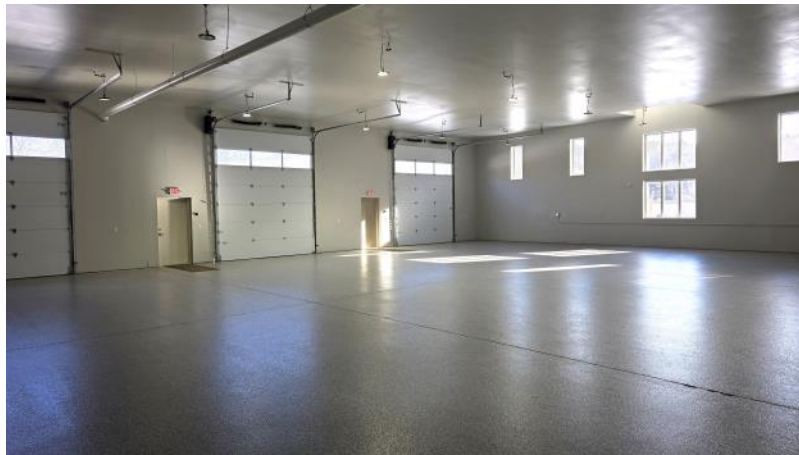


PROPERTY DATA FORM

PROPERTY ADDRESS	239 Wolcott Rd
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,500	Air Conditioning	N/A
Floors	1	Sprinkler / Type	No
Avail S/F	From 1,500 +/-	Type of Heat	FHA
Unit Dimensions	25' x 60'	OTHER	
Ceiling Height	16'	Zoning	Industrial
Roof	Gable	Parking	Full Parking lot
Avail Docks	1	Distance To...	Rt 8/ 5 mi I84
Avail Drive-in Door	1	Total Acres	4.7
Ext. Construction	Concrete / Vinyl Siding	TAXES	
Date Built	2025	Assessment	
UTILITIES	Tenant /Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	\$25,776.00
Gas	Eversource	TERMS	
Wifi	Shared	Sale	Suites 1-3 \$849,950.00 combined
Electric/Amps	100 amps		Suites 4-8 \$274,950.00 each
Volts		Lease	\$15 PSF + Utilities
Phase	3 phase/ 4w		





Unit 9

SOLD

Unit 8

Unit 7

Unit 6

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1