

CONTACT: Brian Godin

E-mail: BgodinPB@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**353 Main Street
Terryville, CT 06786**

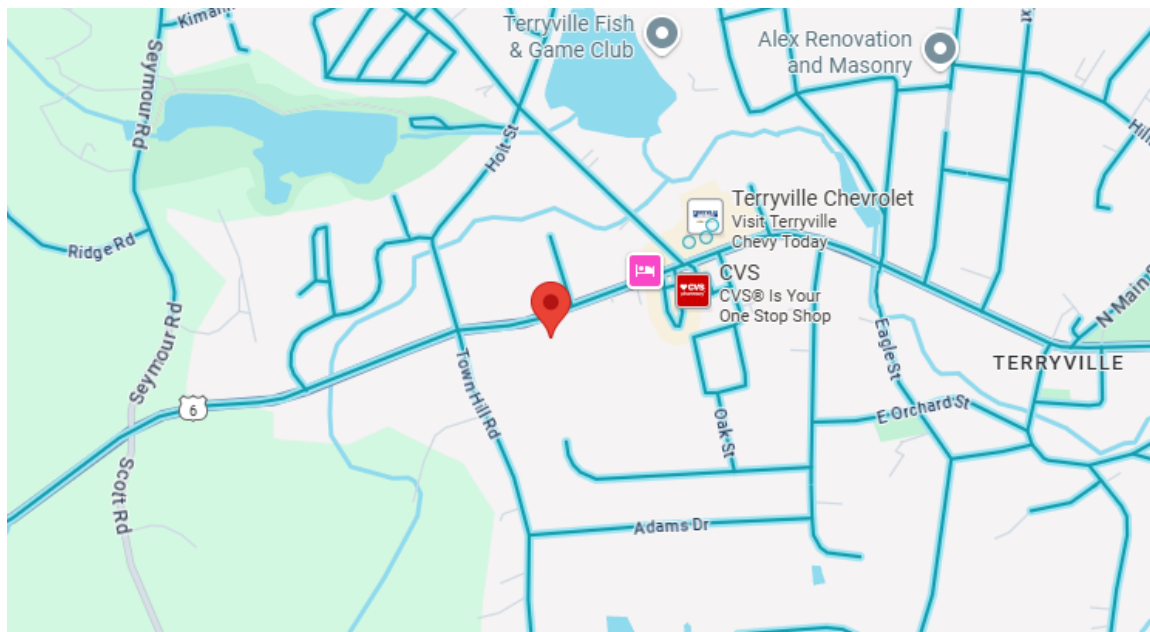
**1,920 +/- S/F Stand Alone Building
Sub-Dividable to 960 +/- S/F
Visible Location on Busy RT 6
2025 Upgrades - New Paving / Landscaping
Asking \$2,500.00 Per Month**



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		353 Main St	
CITY, STATE		Terryville, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,920 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,920 +/- +/-	Type of Heat	Gas / Forced Air
Office Space	1,920 +/-	OTHER	
Will subdivide to	960 +/-	Acres	.48
		Zoning	RBZ
Ext. Construction	Wood Frame / Vinyl	Parking	ample
Ceiling Height	10'	State Route / Distance To...	I84 -1 mi / Rt 8- 5mi
Roof	Gable	TAXES	
Date Built	2001	Assessment	
UTILITIES	Tenant/Buyer to Verify	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Gas	Lease rate	\$2,500.00 Per Month
Electrical	100 Amps		



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.

