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

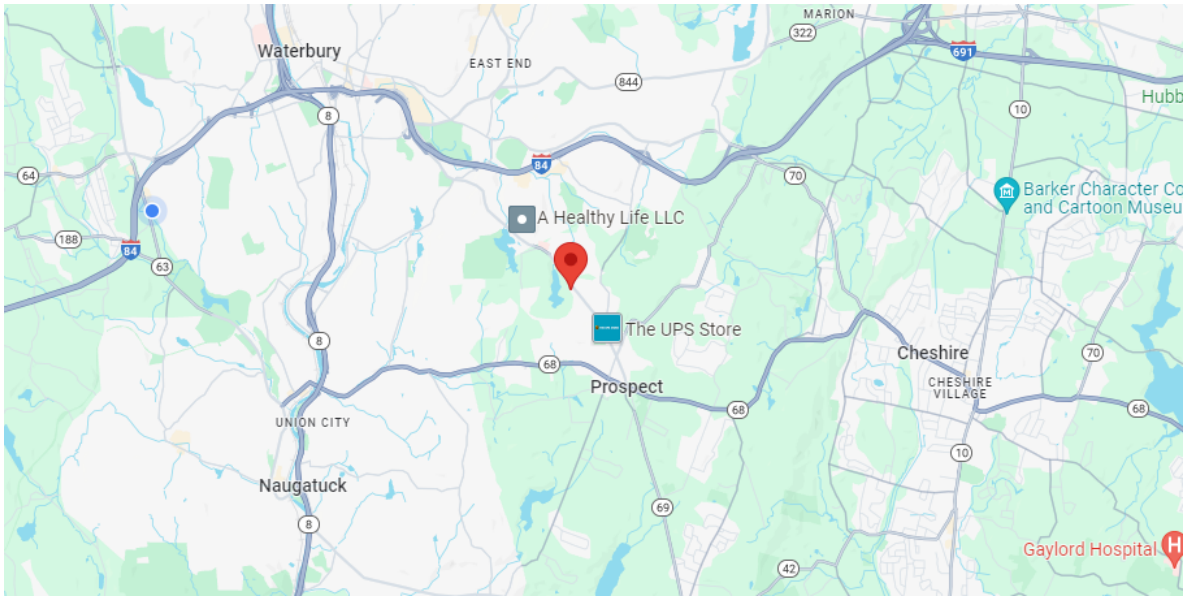
Offered at $12 to $18 PSF + Utilities

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
Sewer	Septic	Mill Rate	28.47
Water	City	Taxes	$26,758.70
Gas	Propane	**TERMS**	
Electrical	200 Amps	Lease Main/Upper	$18 PSF Gross
		Lower	$12 PSF Gross



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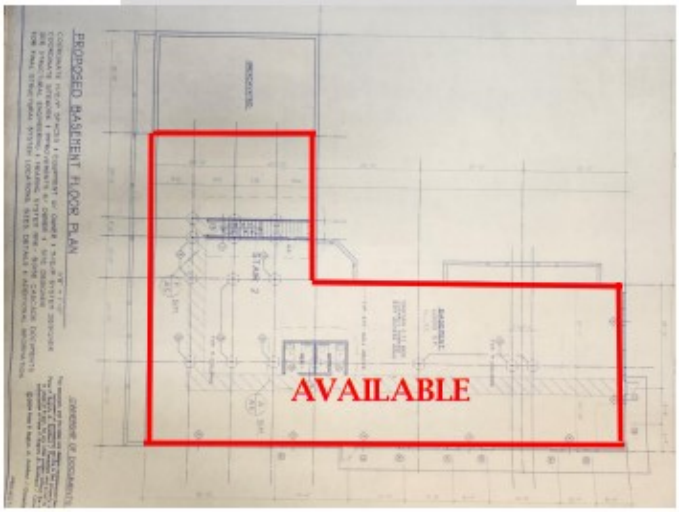
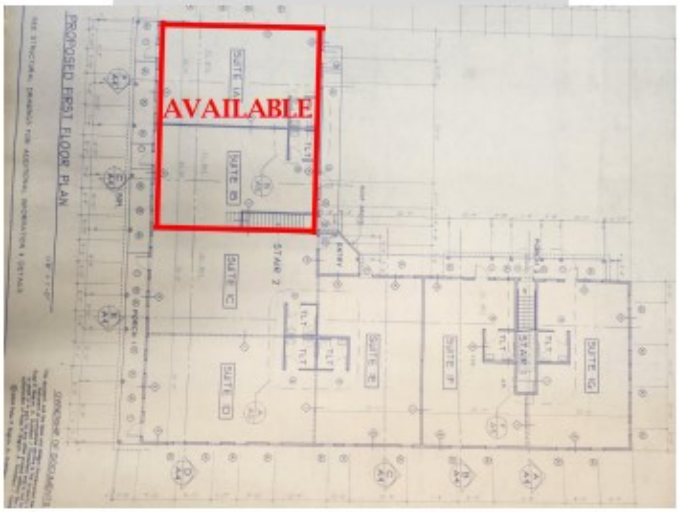
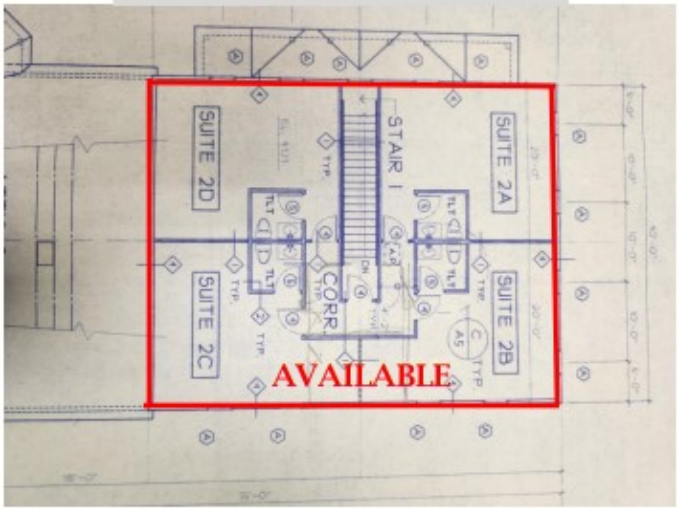
Rd
Family Options Inc
69
Route 69
Prospect Supply bda
Ryans Masonry Supply
Masonry supply store

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



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



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