



FOR LEASE

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***4 Lassy Ct.
Terryville, CT 06786***

**Modern 2,900 +/- S/F Industrial Space
Plymouth Industrial Park - Newly Built 2025**

Plenty of High-Efficiency Power

Oversized 12x12 Drive-in Door

16' Ceilings

**Excellent for a Variety of Industrial,
Warehouse & Commercial Uses**

Lease \$15 PSF + Utilities + Snow & Landscaping



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 4 Lassy Court, Unit 1

CITY, STATE Terryville, CT 06786

BUILDING INFO

Total S/F 7,200 +/-
Floors 1
Avail S/F 2,900 +/-
Total/Avail Drive-in 1 (12x12)

Ceiling Height 16'
Roof Metal
Ext. Construction Steel
Date Built 2025

UTILITIES

Sewer City
Water City
Gas/Oil Eversource
Electrical 200amps/3phase/4wire

MECHANICAL EQUIP.

Air Conditioning
Sprinkler / Type
Type of Heat Gas -Infrared

OTHER

Zoning M
Parking Ample
Distance To... 2.5 mi Rt 8/ 5 mi I84
Total Acres 1.32

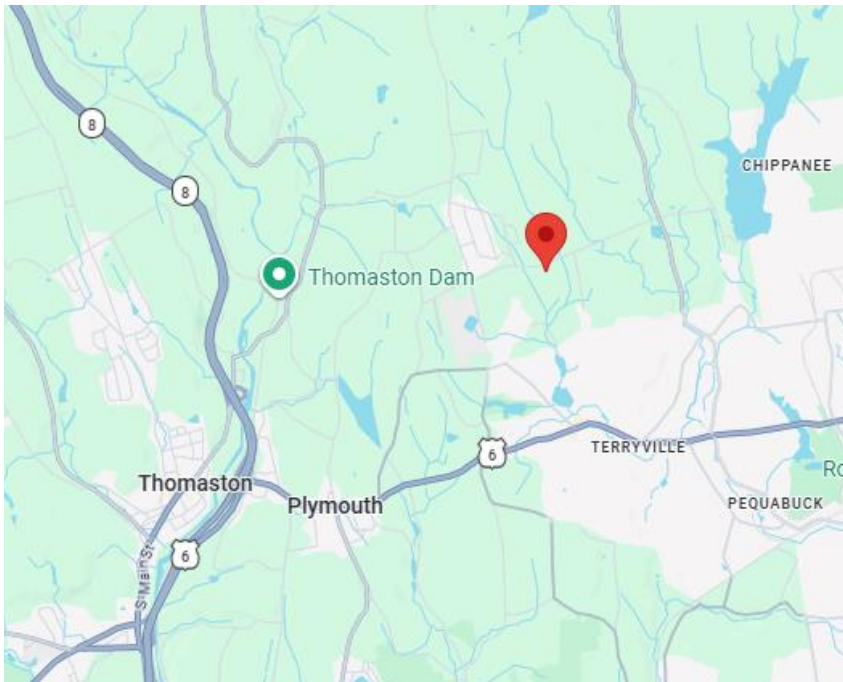
TAXES

Assessment
Appraisal

Mill Rate
Taxes

TERMS

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