

# FOR LEASE

137 Tosun Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES

## SMALL INDUSTRIAL UNITS AVAILABLE ON TOSUN RD., WOLCOTT



- 13,865 SF+/- Industrial Building
- 4 Units Available (875 SF+/-, 1,500 SF+/-, 2,200 SF+/-, 2,875 SF+/-) can be combined to = 3,750 SF
- Separate Heat and Electricity
- Conveniently Located on the Wolcott / Waterbury Line
- All Units are competitively priced \$12.00 PSF Gross with a Base Year Plus on Taxes
- 2 Loading Docks

EXCLUSIVELY LISTED BY:

MATTHEWS COMMERCIAL PROPERTIES

[matthewscommercial.com](http://matthewscommercial.com)

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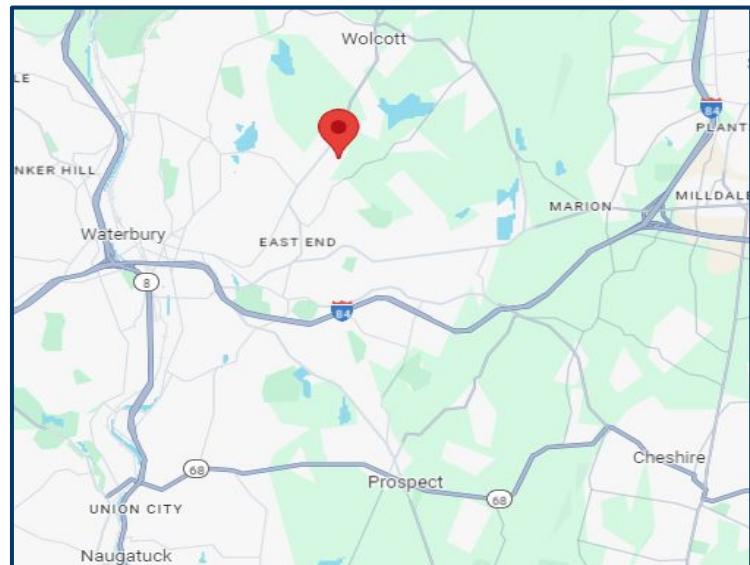
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## BUILDING

Total SF	13,865 SF+/-
Number of Floors	1
Available SF	3,750 SF+/-
Office Space	Minimal
Interior Construction	Block
Ceiling Height	10'
Loading Docks	2
Exterior Construction	Block
Roof	Rubber / 2014
UTILITIES	
Sewer	Town
Water	Well
Electric	Eversource
Type of Heat	Oil / Hot Air

## LAND

Lot Size	0.94
Zoning	Industrial
Parking	Good
TERMS	
Lease Rate	\$12.00 PSF Gross plus Base Year on Real Estate Taxes
<ul style="list-style-type: none"><li>All Tenants pay for their separate Heat and Electricity</li><li>Landlord pays for current Real Estate Taxes, Sewer, Well Water, and Snowplowing</li></ul>	



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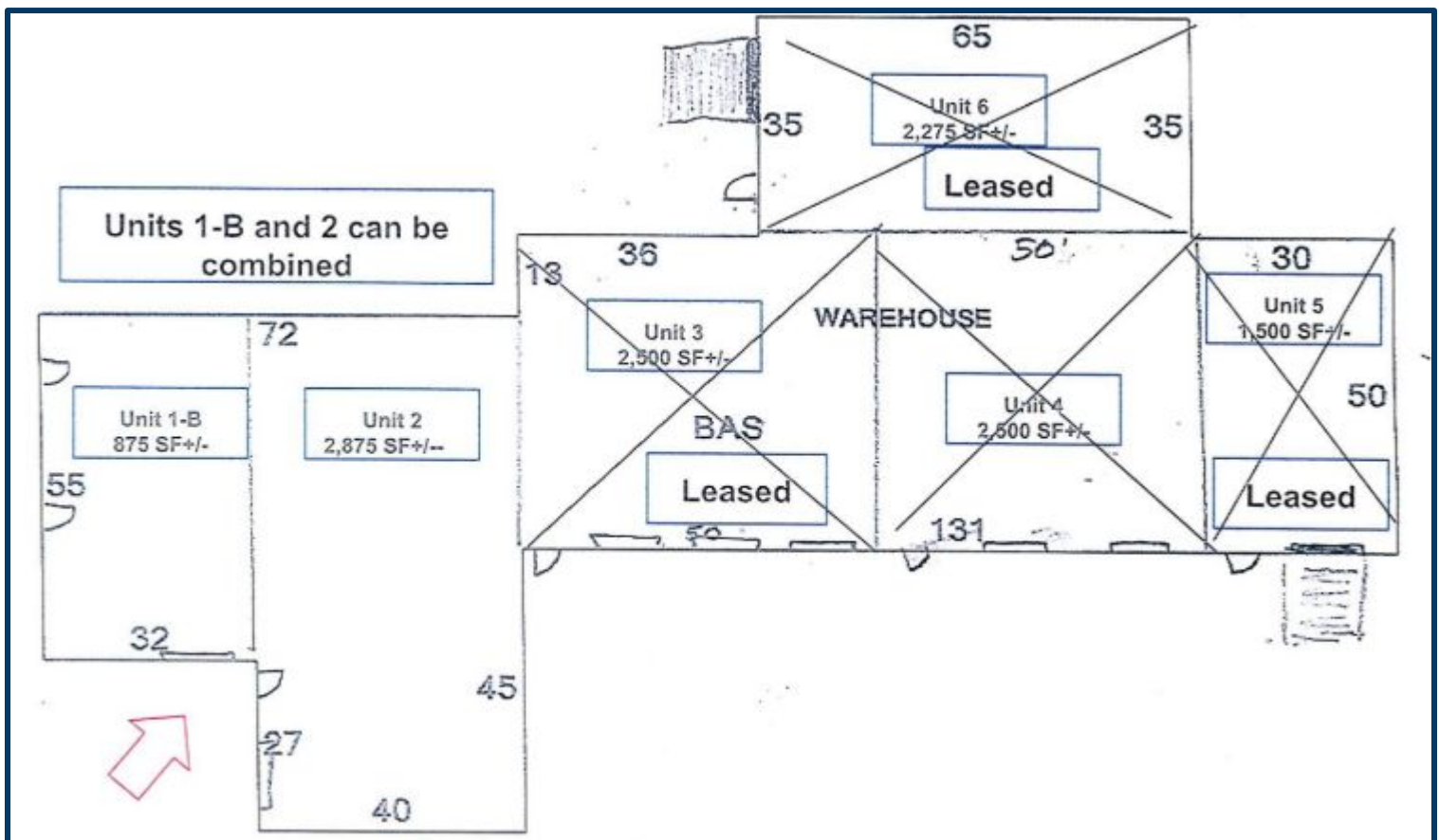
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<u>UNIT</u>	<u>SF +/-</u>	<u>PER MONTH</u>	<u>DOCK</u>
1	875	\$12.00 PSF	Yes
2	2,200	\$12.00 PSF	
3	2,875 -	\$12.00 PSF	Yes
4	3,750	\$12.00 PSF	

Units can be Combined



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