

# FOR LEASE

31 Tosun Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



- 17,344 SF+/- Industrial Building
- 3,990 SF+/- Well Apportioned Finished Office Space
- Situated on 1.06 Acres
- 3 Loading Docks 8'6" x 9' and 1 Loading Dock 10' x 10'
- 1 Overhead Door 11' High x 16' Wide and 1 Overhead Door 8' x 8'6"

**LEASE RATE:           \$8.75 PSF Gross plus**  
**Base Year Plus on Taxes**

**Contact:**  
**GERRY MATTHEWS**  
**matthewscre@gmail.com / 203.753.5800**  
**MATTHEWS COMMERCIAL PROPERTIES**  
**819 Straits Tpke, Suite 3B, Middlebury, CT 06762**  
**matthewscommercial.com**

# FOR LEASE

31 Tosun Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES

## BUILDING INFO

Total Available SF	17,344 SF+/-
Number of Floors	1st Floor - 13,354 +/- Office - 3,990 SF+/-
Ceiling Height	18'6"
Roof	Flat Rubber
Interior Construction	Drywall / Concrete Block
Exterior Construction	Masonry / Brick
Parking	Good
Zoning	Industrial

## PROPERTY

Distance to I-84	3.5 Miles
------------------	-----------

## MECHANICALS & UTILITIES

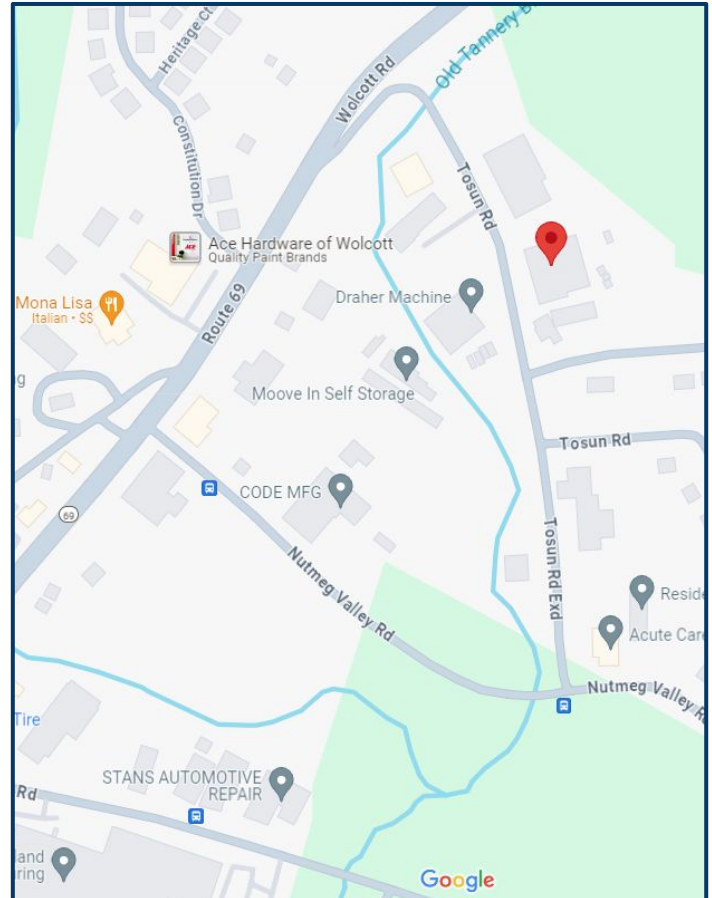
Electric	Eversource
Gas & Oil	Eversource and Private
Sewer	Town
Water	Town
Type of Heat / HVAC	In Office
Type of Heat	Oil Fired Modine Type Blowers in Warehouse

## TAXES

Assessment	\$465,760.00
Mill Rate	31.87
Taxes	\$14,843.77

## TERMS

Lease Rate	\$8.75 PSF Gross plus Base Year plus on Taxes
------------	---

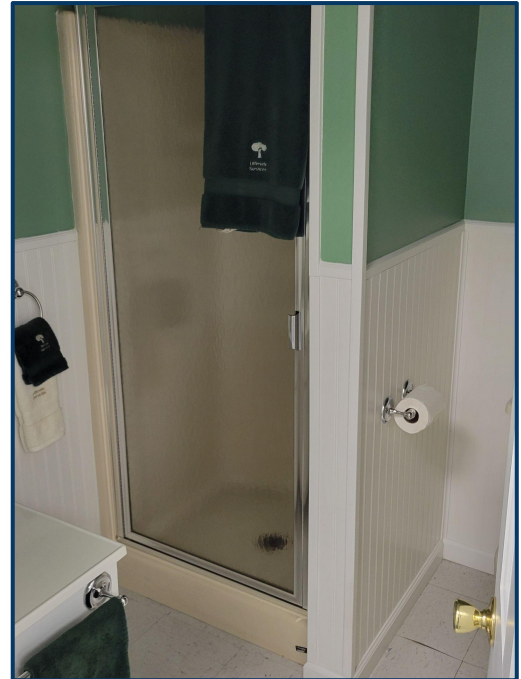
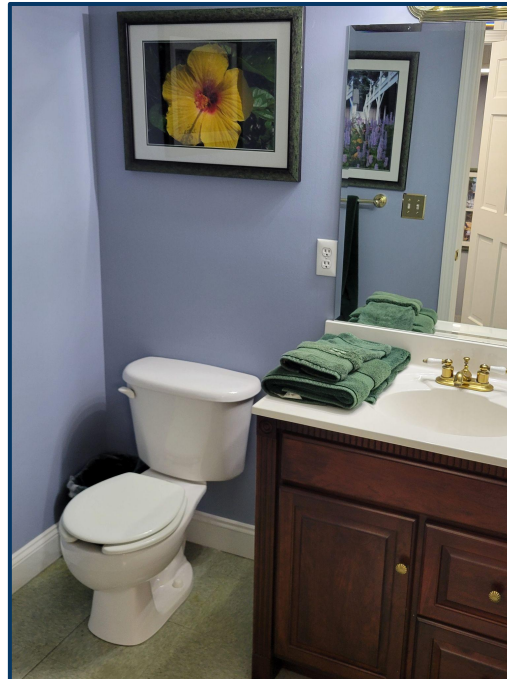
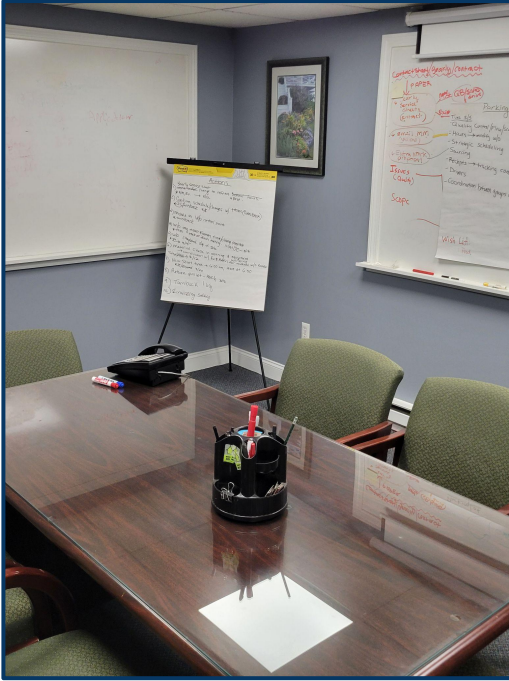


CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

31 Tosun Road, Wolcott, CT 06716



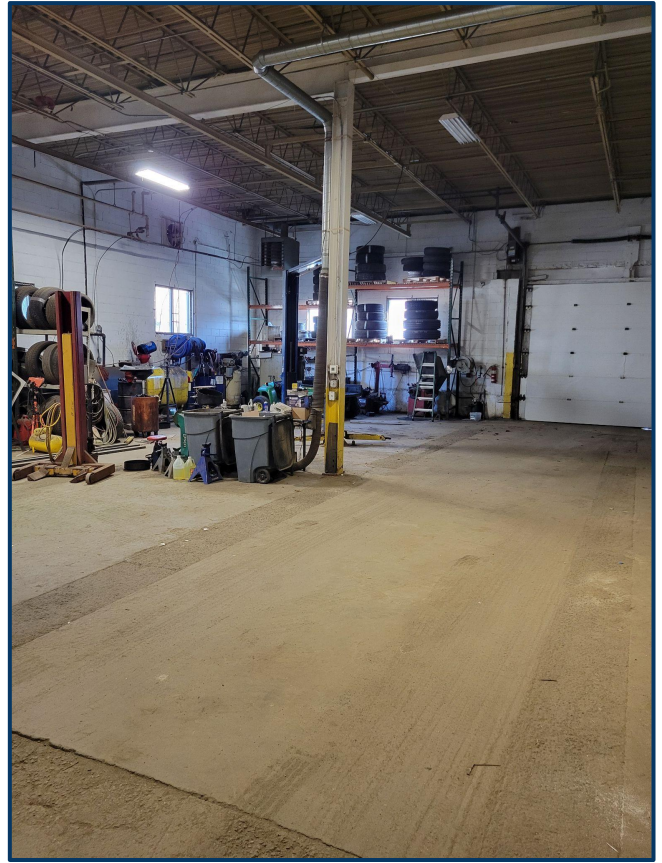
CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

31 Tosun Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

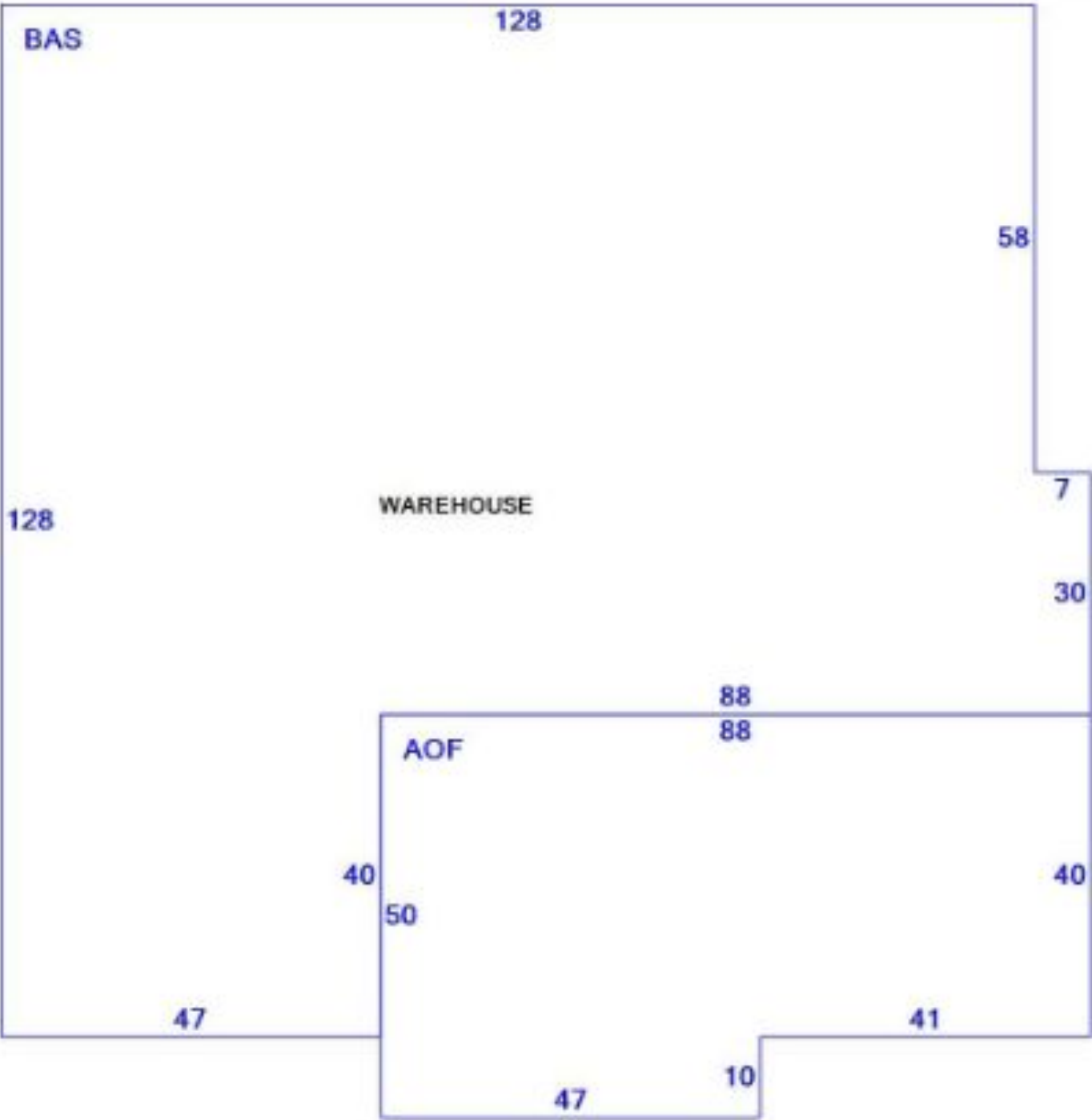
MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

31 Tosun Road, Wolcott, CT 06716



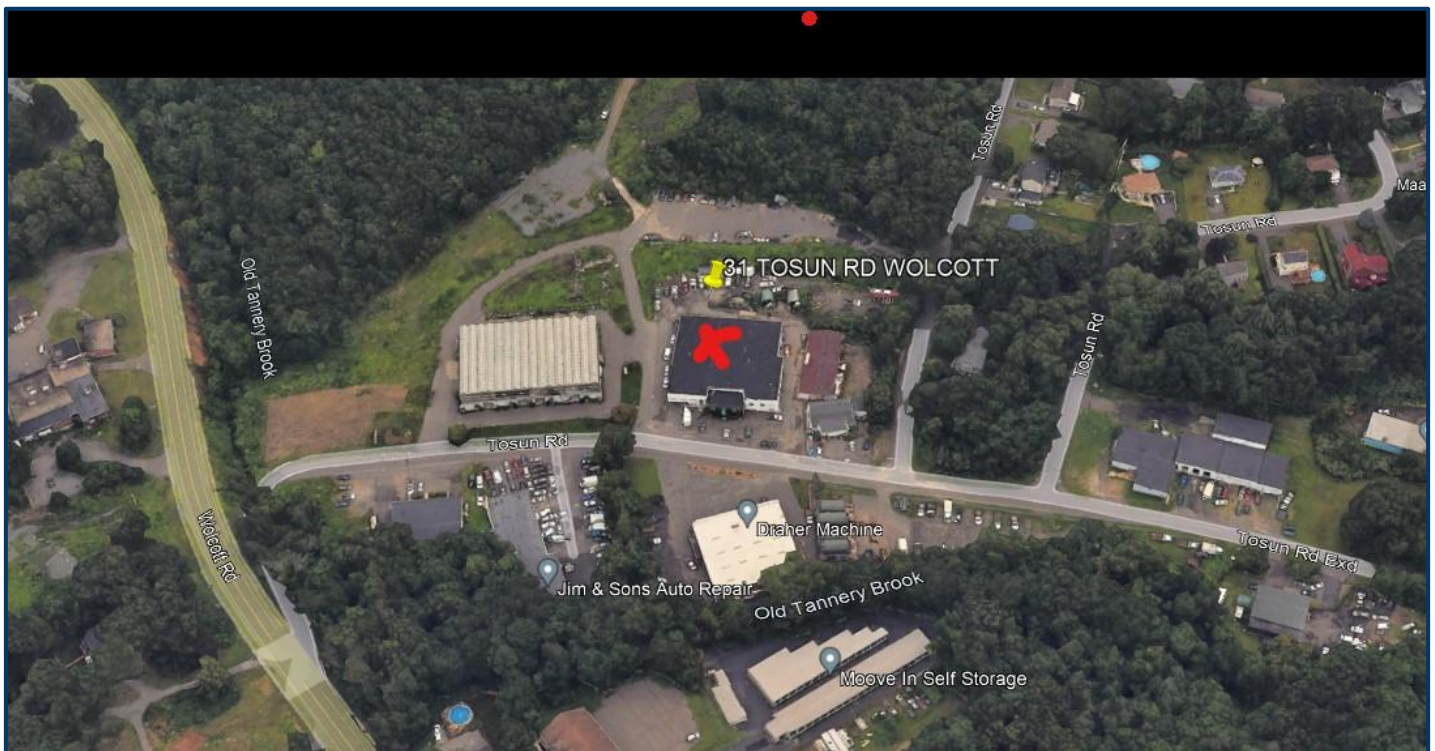
## Building Layout



# FOR LEASE

31 Tosun Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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