

FOR LEASE

472 Middlebury Rd., Rte 64, Middlebury CT

MATTHEWS COMMERCIAL PROPERTIES



NEW CONSTRUCTION

PROFESSIONAL / OFFICE / MEDICAL BUILDING

4,800 SF+/- ON TWO LEVELS

- 2,400 SF+/- on each floor. Both Walk Out Grade
- Possible to subdivide based on use!
- Separate Utilities
- Main Street Level - \$21.75 PSF plus Nets
- Upper Level \$19.75 PSF plus Nets

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800

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819 Straits Tpke, Suite 3B, Middlebury, CT 06762

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BUILDING INFO

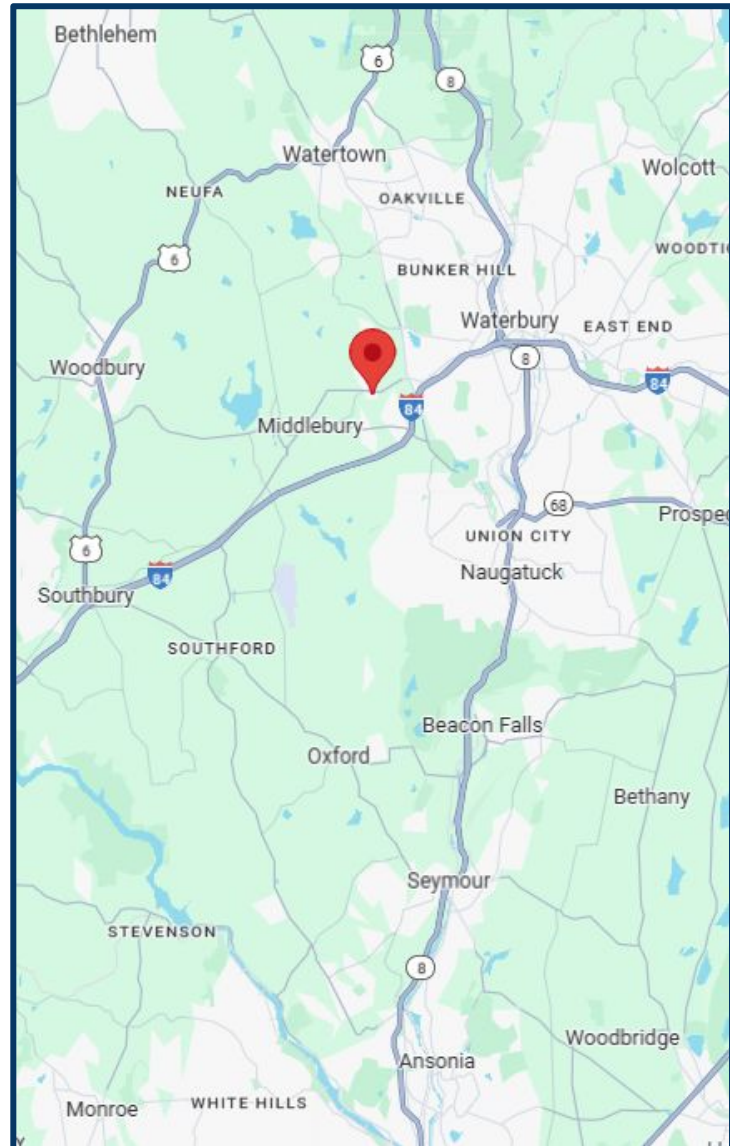
Total Available SF	4,800 SF+/-
Number of Floors	2 / 2,400 each Level
Ceiling Height	9'
Roof	Shingle
Interior Construction	Sheetrocked, Taped and Paint Ready!
Exterior Construction	Shake
Parking	In Common
Zoning	Commercial

PROPERTY

Distance to I-84	1 Mile
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MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	Town
Water	Town
Air Conditioning	Yes
Type of Heat	Gas
Main Street Level	\$21.75 PSF plus Nets
Upper Level	\$19.75 PSF plus Nets
Nets	\$ 6.95 PSF plus Nets



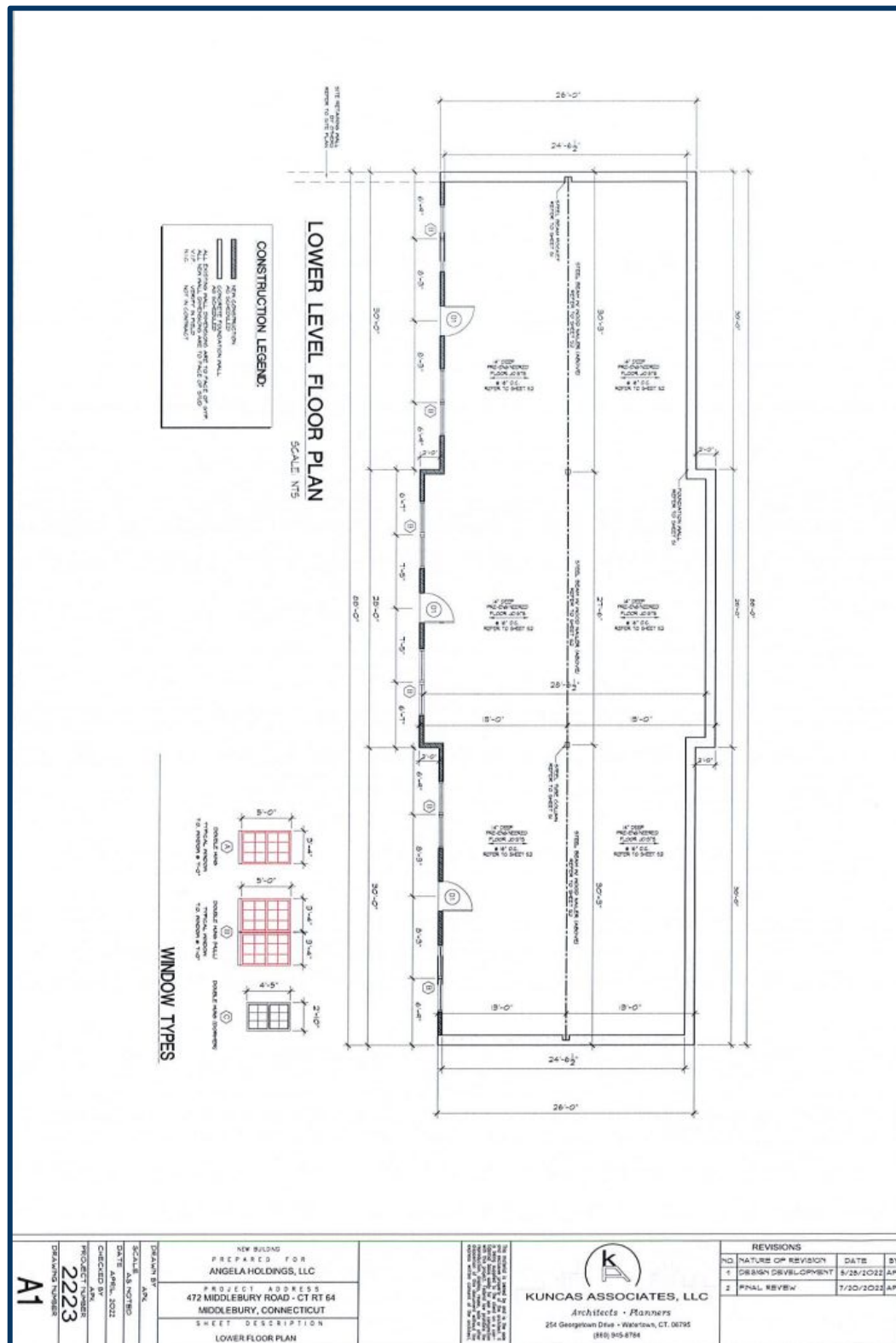
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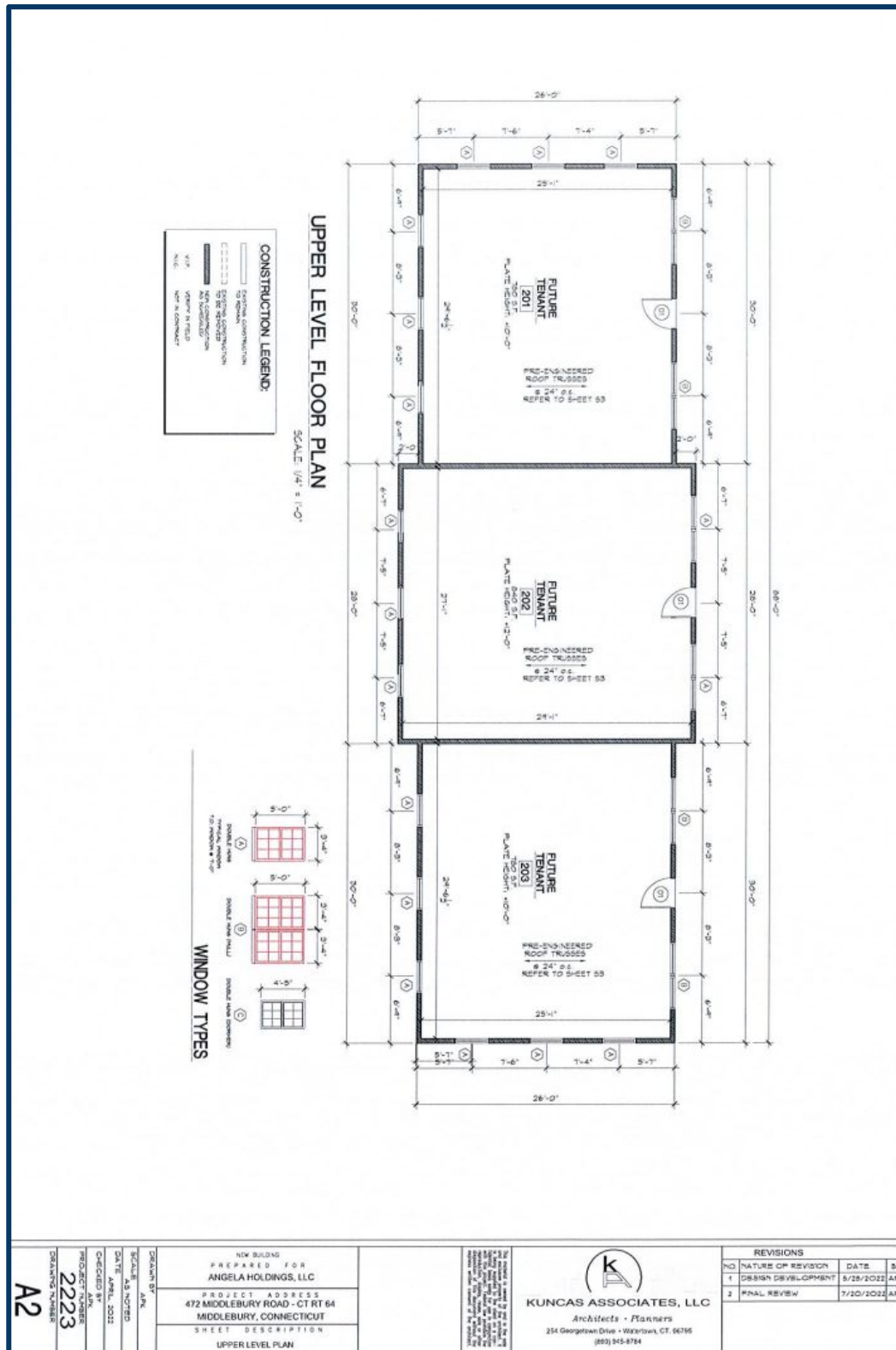
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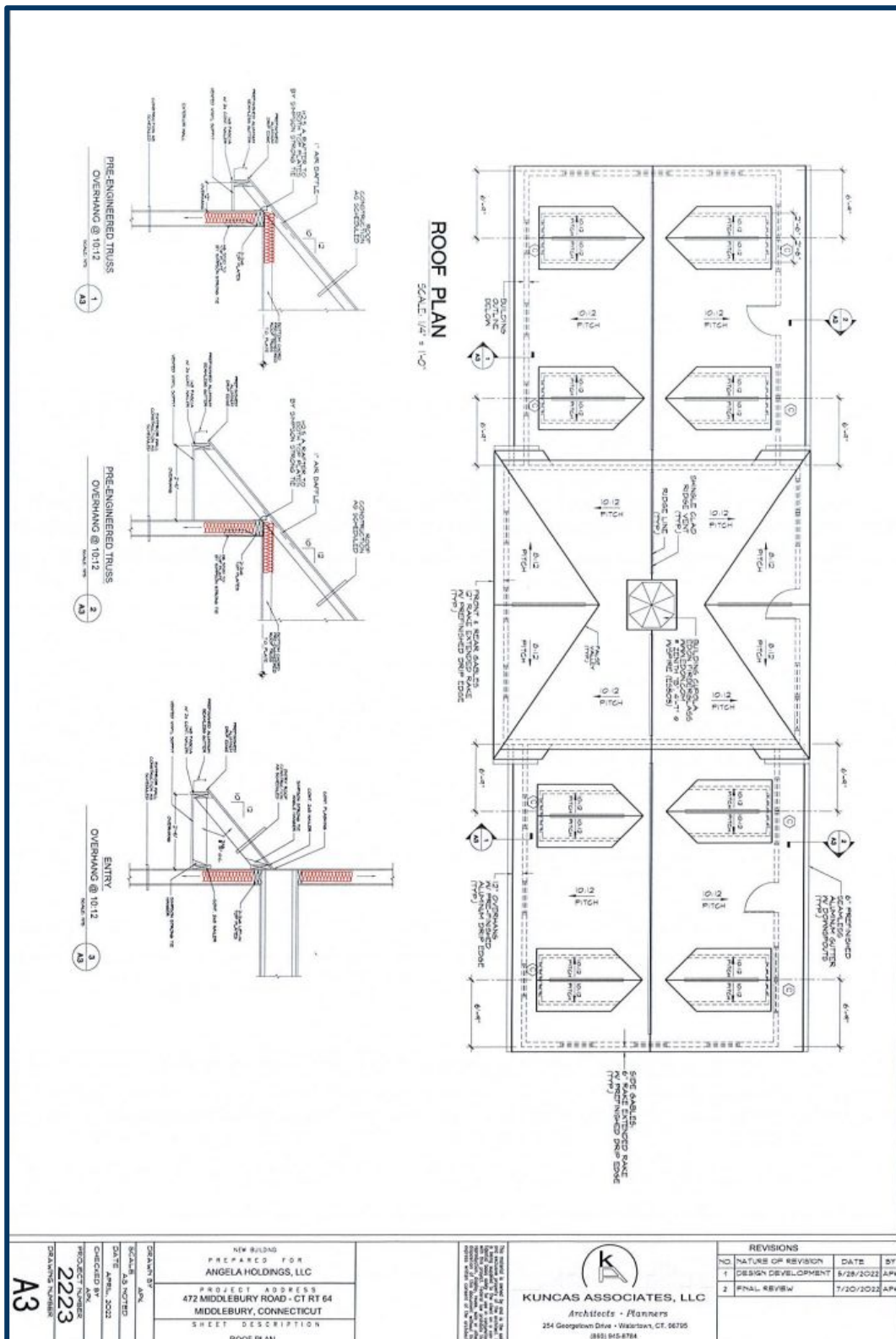
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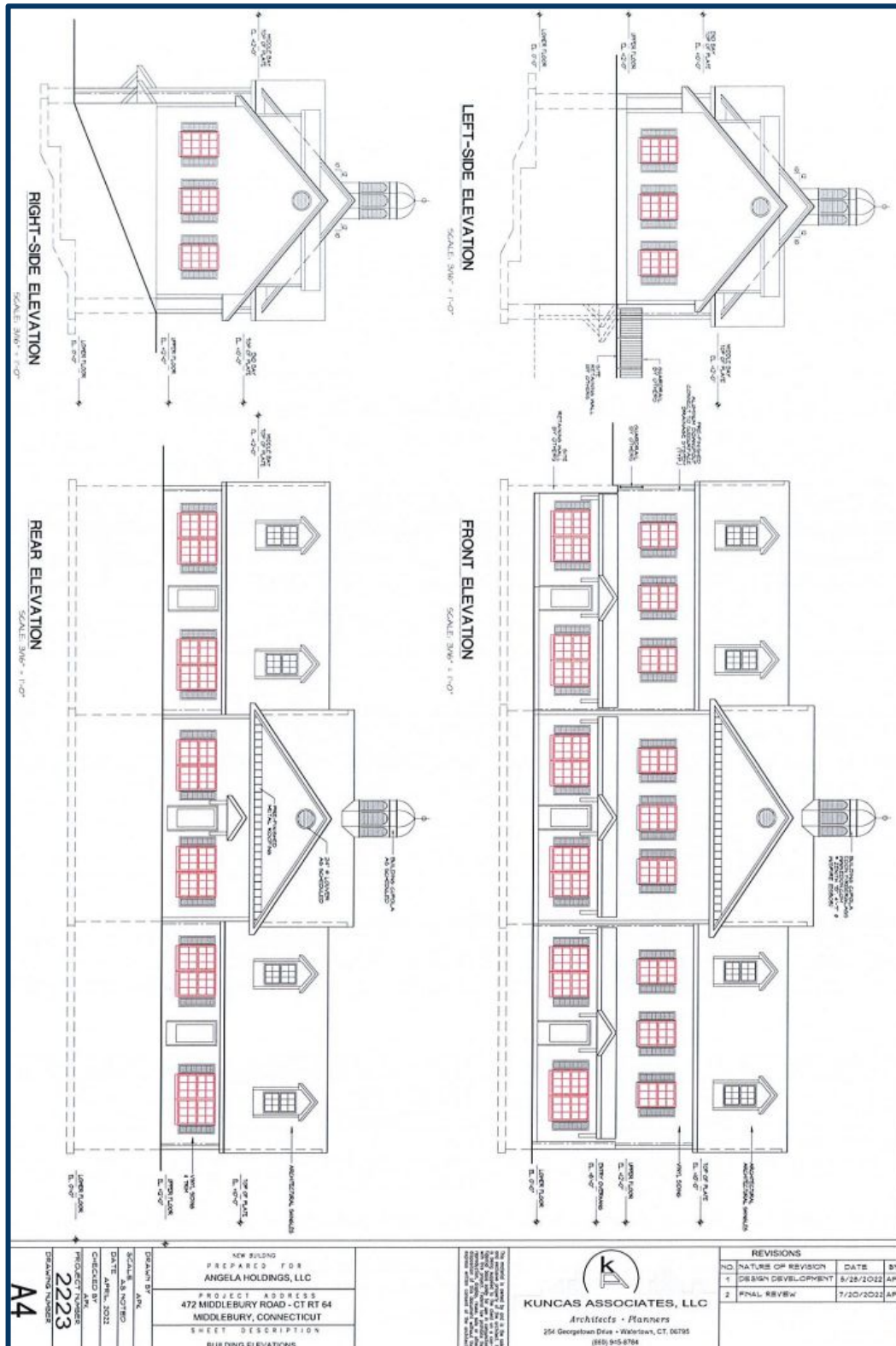
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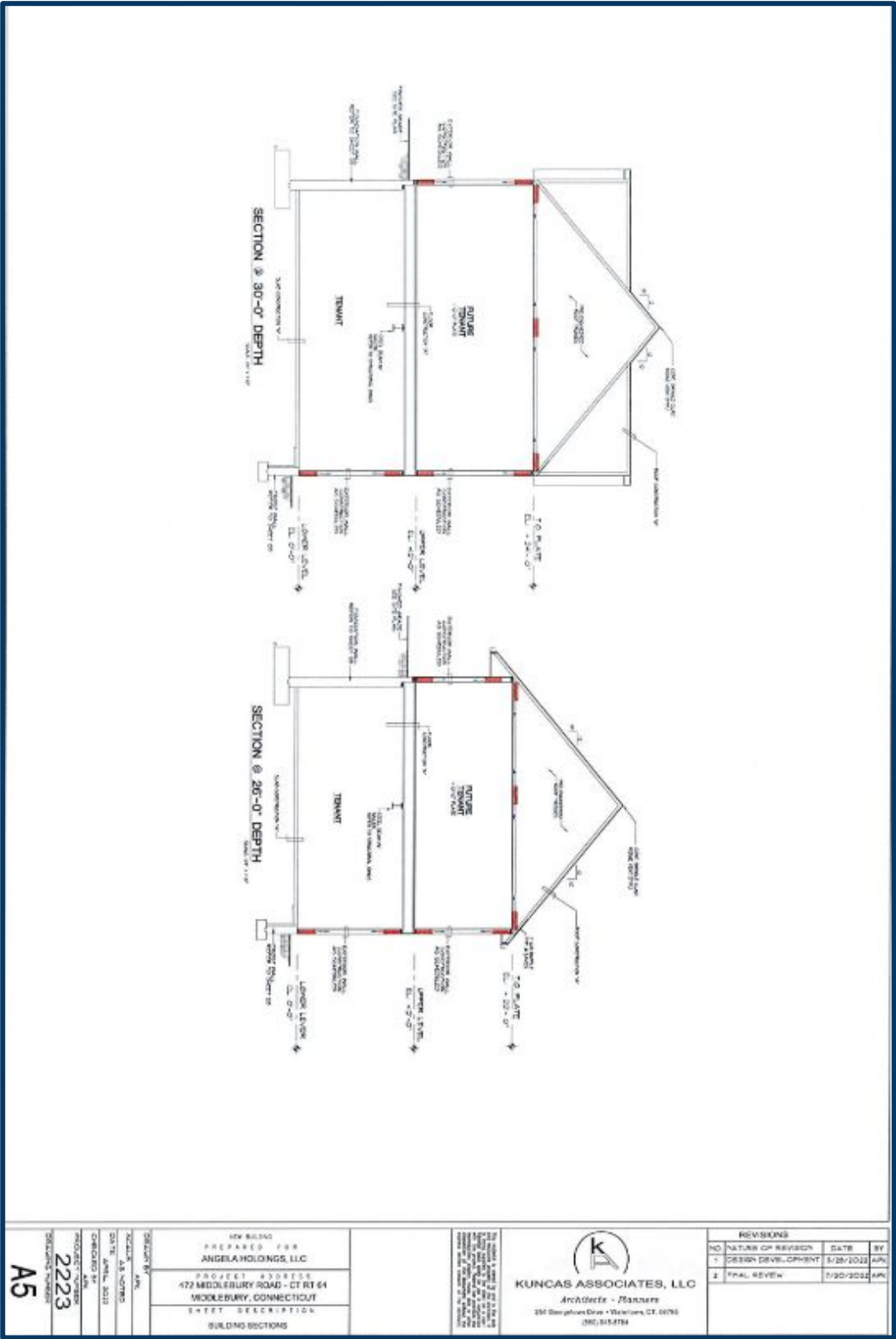


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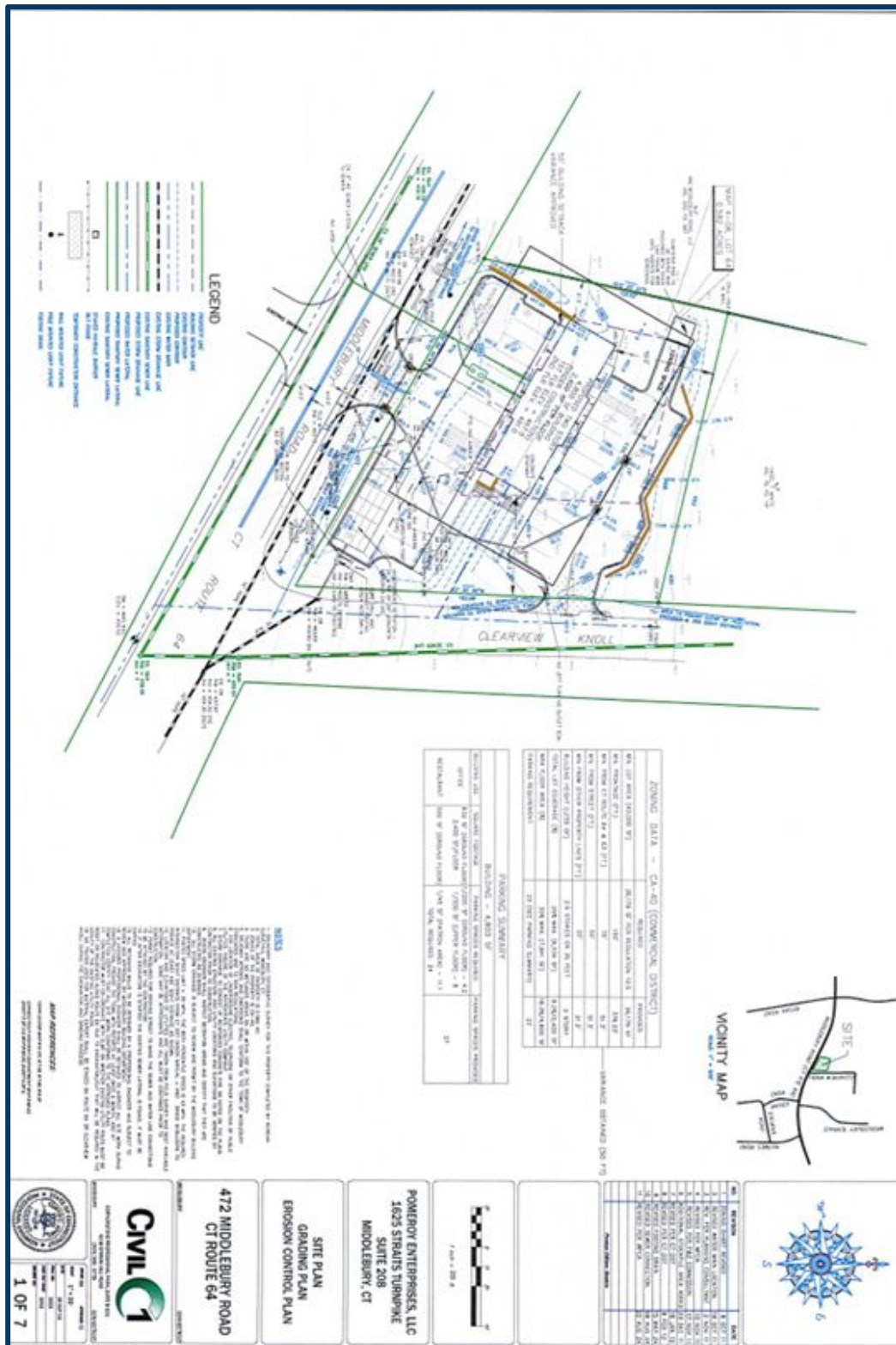


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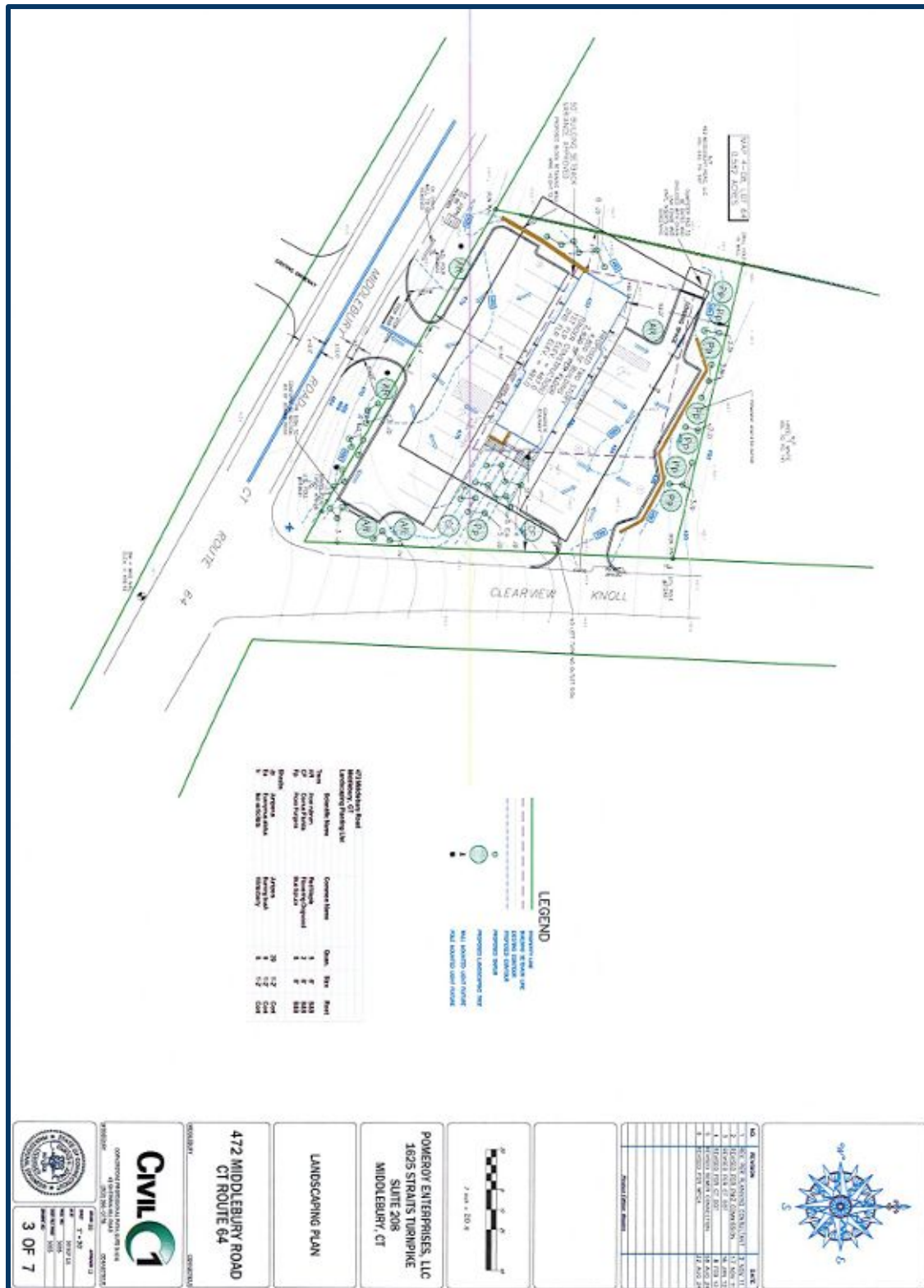


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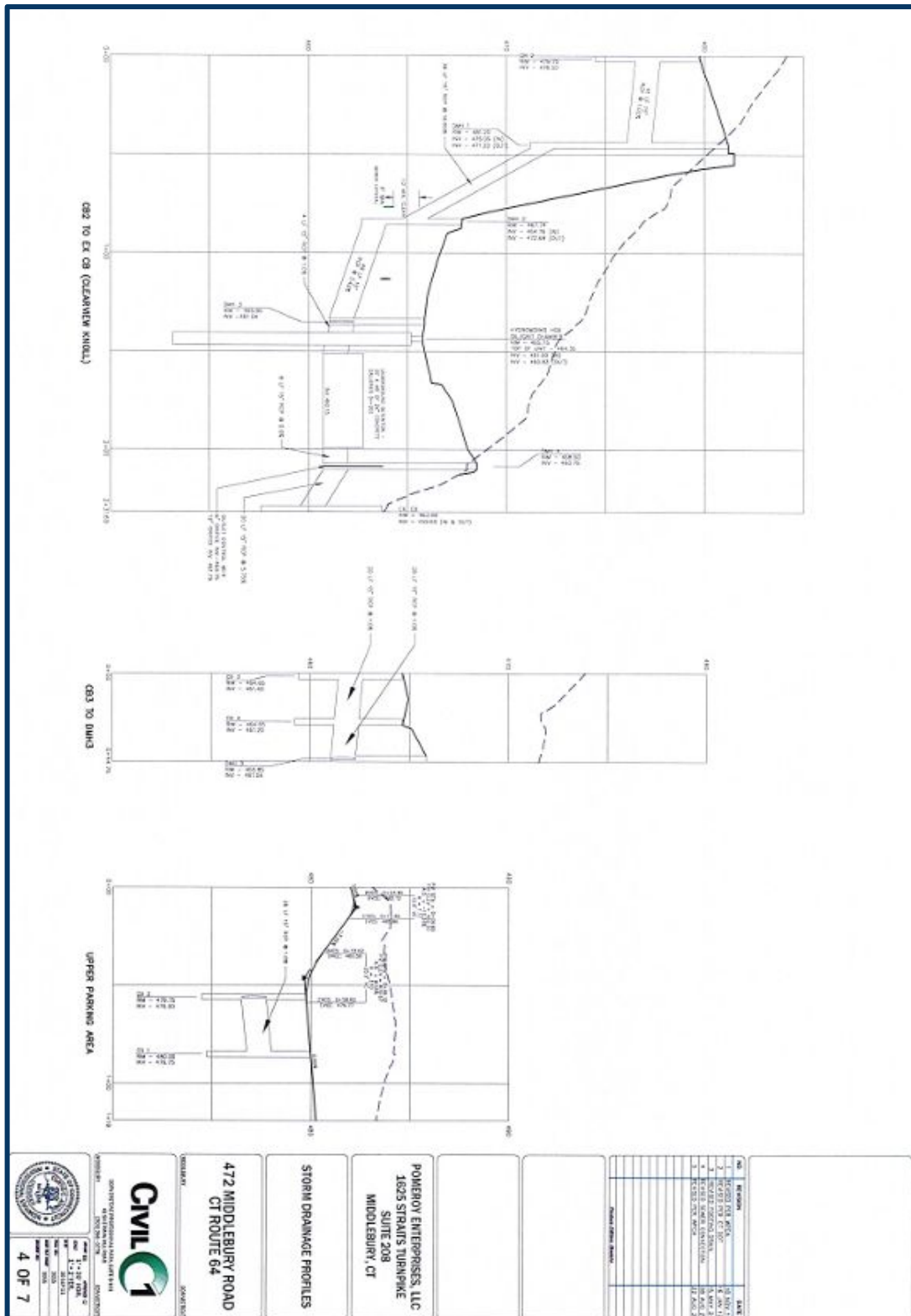
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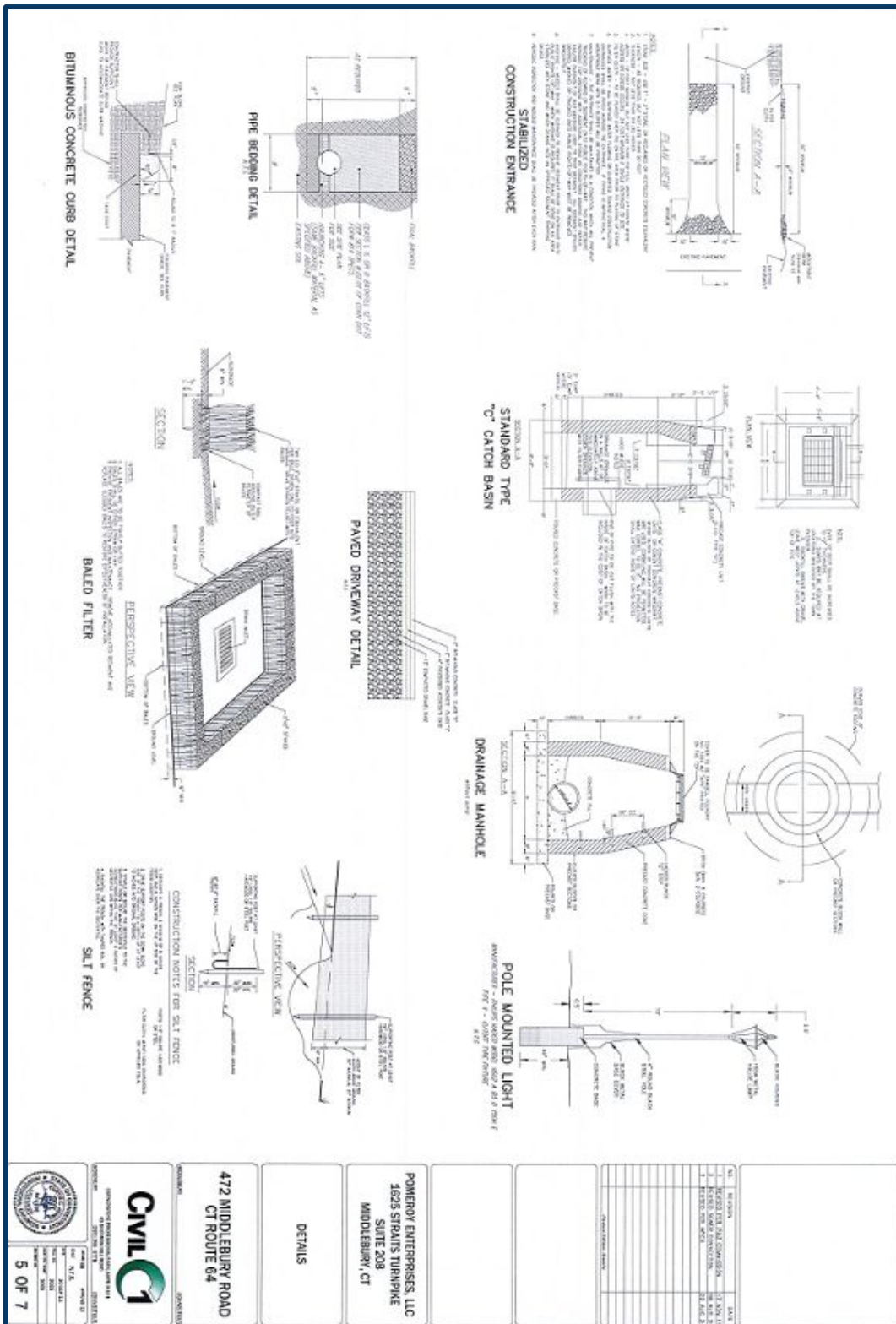
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