

FOR LEASE

60 Scott Road, Prospect, CT



PRICE REDUCED!

- **12,100 SF+/- Warehouse**
- **2,400 SF+/- Office Full AC in Building**
- **2.95 Acres / Industrial-2 Zone**
- **3 Overhead Doors / 2 Loading Docks**
- **Well Maintained Building**
- **Back-Up DIESEL GENERATOR (Full Building)**
- **LEASE:**
 - **\$7.98 PSF - Base**
 - **\$2.83 PSF - NNN**

NICK LONGO
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MATTHEWS COMMERCIAL PROPERTIES

BUILDING

Total Available SF	12,104 SF+/-
Number of Floors	1
Office Space	2,400 SF+/-
Available Loading Docks	2
Avail Overhead Doors	3
Total Avail SF Mezz	2,000
Exterior Construction	Steel
Interior Construction	Sheetrock
Roof	Steel
Year Built	1997
Ceiling Height	10' - 20'
Parking	30 +/-
Zoning	Industrial-2

PROPERTY

Lot Size	2.95 Acres
Distance to I-84 & RT-8	1.5 miles, 4 miles

COMMENTS

4 - 10' x 10' Overhead Doors

1 - 12' x 10' Overhead Door

TERMS

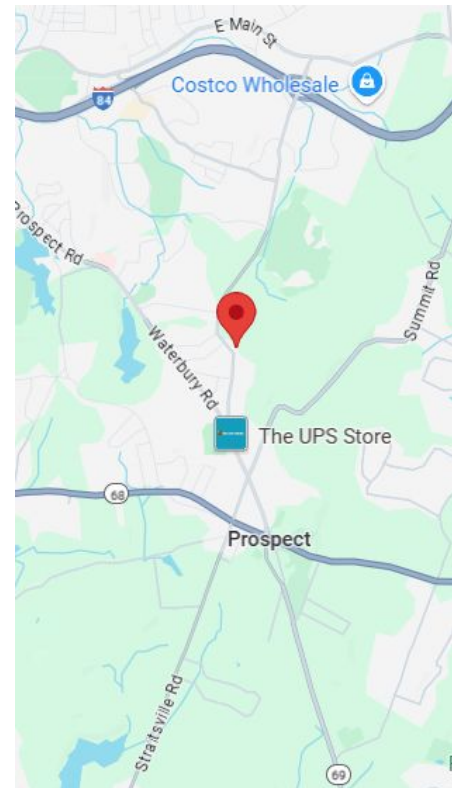
Lease Rate	\$7.98 PSF - Base \$2.83 PSF - NNN
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MECHANICALS & UTILITIES

Type of Heat	Oil / Modine
A/C	Yes / entire building
Electric	Amps 400 Volts 120 Phase Single
Sewer	Septic
Water	Well

TAXES

Assessment	\$382,340.00
Mill Rate	32.14
Annual Taxes	\$12,288.00

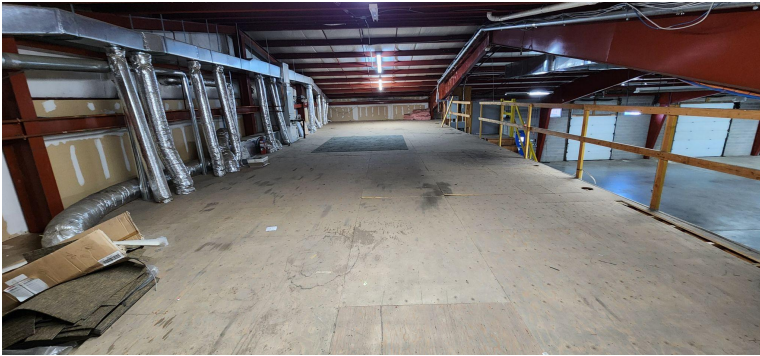


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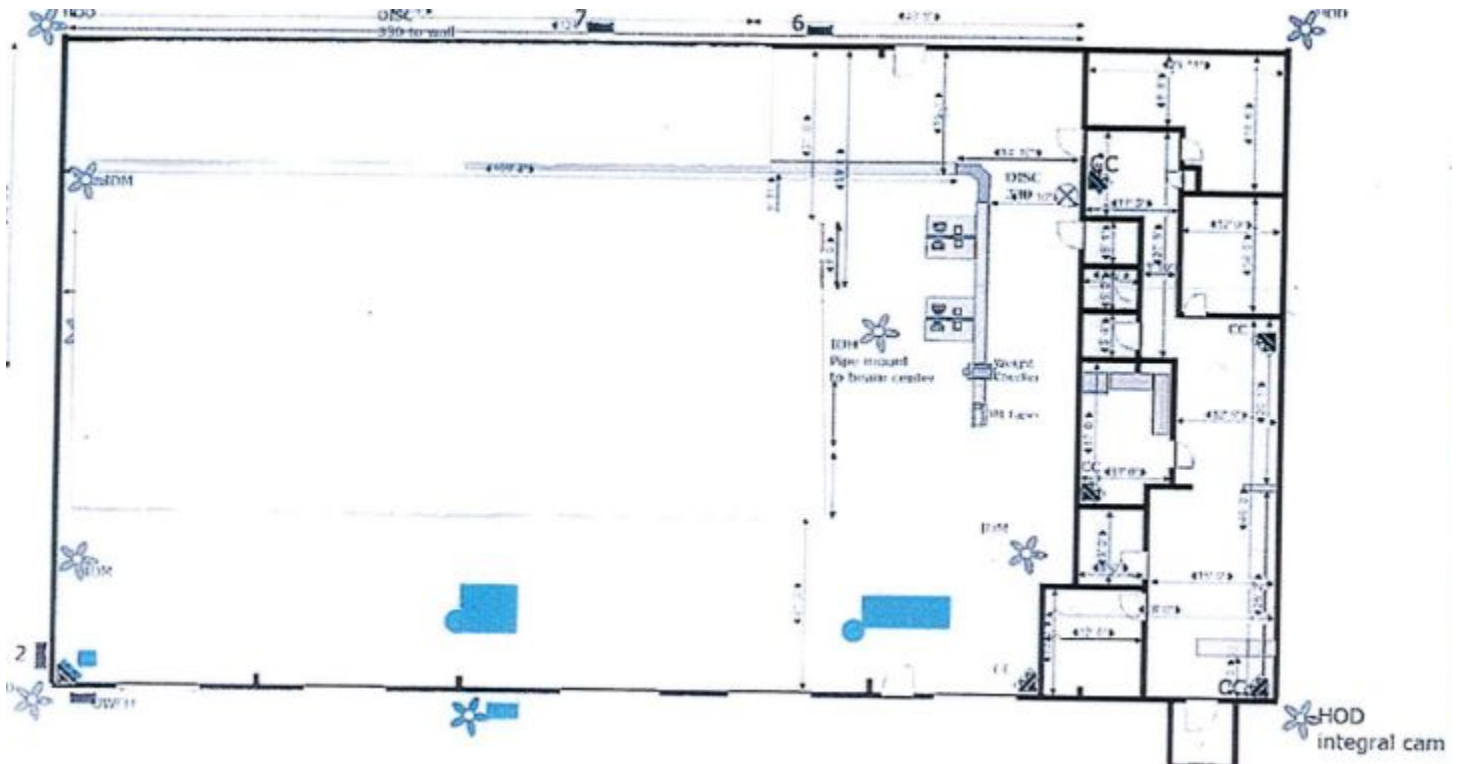


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