

FOR LEASE

95 Wolcott Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



- **Retail and Warehouse Space Available (9,500 SF)**
- **Leased Separately, as well**
- **Retail - 1,500 to 6,000 SF**
- **Warehouse 3,500 SF, including small office and bathroom**
- **Separate Utilities**
- **Traffic Count per DOT: 10,600 vehicles per day**
- **Lease Rate:**
 - **Retail - 6,000 SF - \$13.50 - \$15.00 PSF Gross with Base Year Plus on Taxes**
 - **Warehouse - 3,500 SF - \$12.00 PSF Gross with Base Year Plus on Taxes**

Contact:

NICK LONGO / neegall@aol.com

Cell - 203.578.0208 Office - 203.753.5800

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BUILDING

| | |
|-----------------------|-------------------|
| Total Available SF | 17,000 SF+/- |
| Number of Floors | 1 1/2 |
| Available SF | 9,500 SF+/- |
| Will Subdivide | 1,500 SF+/- |
| Office Space | 300 SF+/- |
| Overhead Doors | 12'x12' / 14'x14' |
| Exterior Construction | Cement Block |
| Interior Construction | Sheetrock |
| Roof | Pitched / Metal |
| Year Built | 2002 |
| Ceiling Height | 9' - 25' |

PROPERTY

| | |
|-----------------------|-----------------------|
| Lot Size | 4 Acres |
| Zoning | Ind / C100 |
| Parking | Off Street |
| Distance to I-84 RT-8 | 3.5 Miles / 3.5 Miles |

TAXES

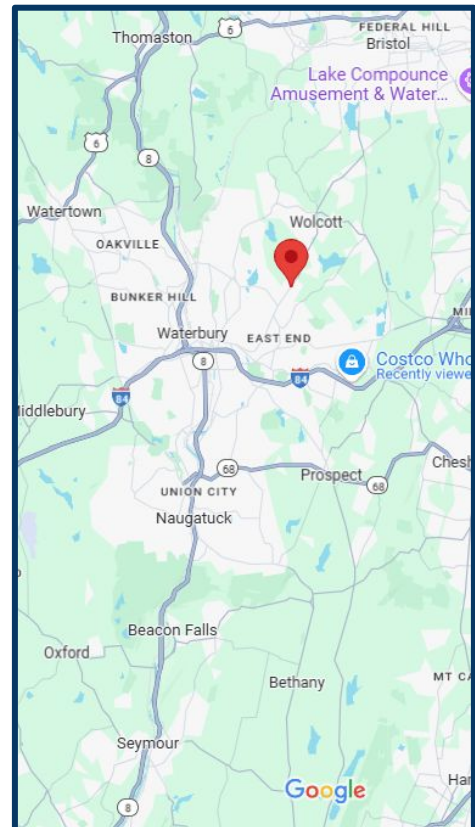
| | |
|-------|-------------|
| Taxes | \$22,615.00 |
|-------|-------------|

TERMS

| | |
|-------------------------|--|
| Retail - 6,000 SF+/- | \$13.50 - \$15.00 PSF Gross with a Base Year Plus on Taxes |
| Warehouse - 3,500 SF+/- | \$12.00 PSF Gross with a Base Year Plus on Taxes |

MECHANICALS & UTILITIES

| | |
|-------------------|---|
| Heat Source/ Type | Modine - Warehouse |
| A/C | Office / Retail |
| HVAC | Retail |
| Sprinklered | Yes / Wet |
| Electric | 600 AMP 240 Volt 3PH Phase 1,500 SF Space = 150A/3PH |
| Gas | Eversource |
| Sewer | City |
| Water | City |



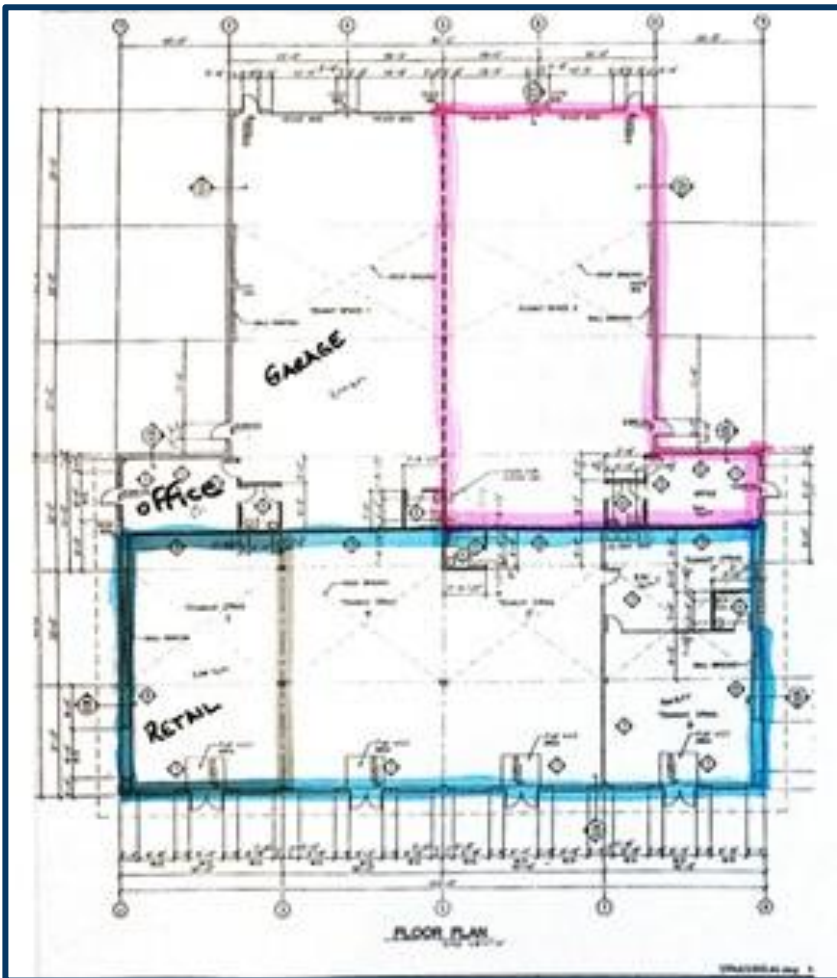
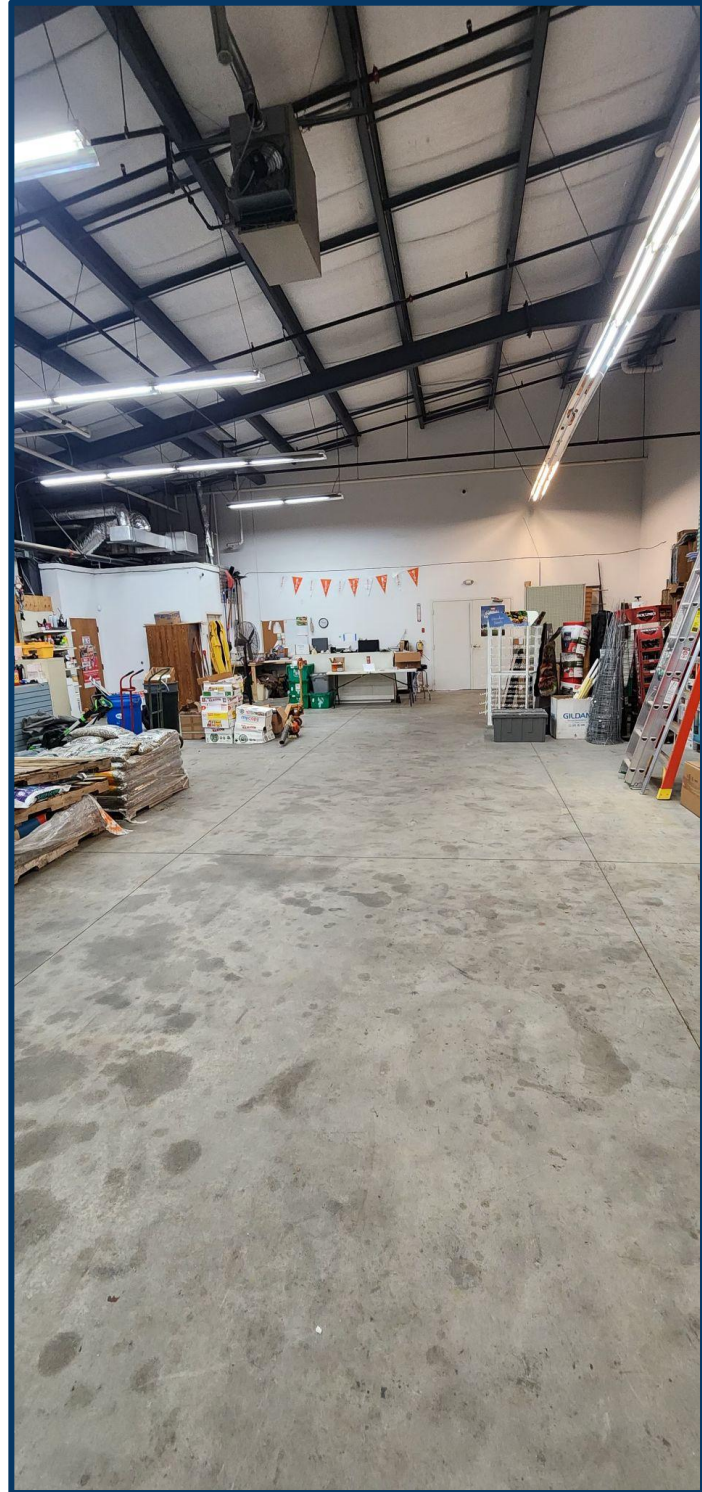
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819 Straits Tpke, Suite 3B
Middlebury, CT 06762
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