## FOR LEASE

#### 95 Wolcott Road, Wolcott, CT 06716







- 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 MATTHEWS COMMERCIAL PROPERTIES matthewscommercial.com

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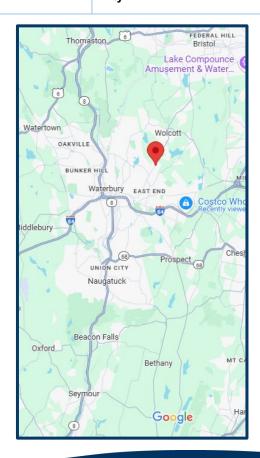
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BUILDING	
Total Available SF	17,000 SF+/-
Number of Floors	1 1/2
Available SF	9,500 SF+/-
Will Subdivide	1,500 SF+/-
Office Space	300 SF+/-
Overhead Doors	12'x12' / 14'x14'
Exterior Construction	Cement Block
Interior Construction	Sheetrock
Roof	Pitched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

<b>MECHANICALS &amp; UTILITIES</b>	
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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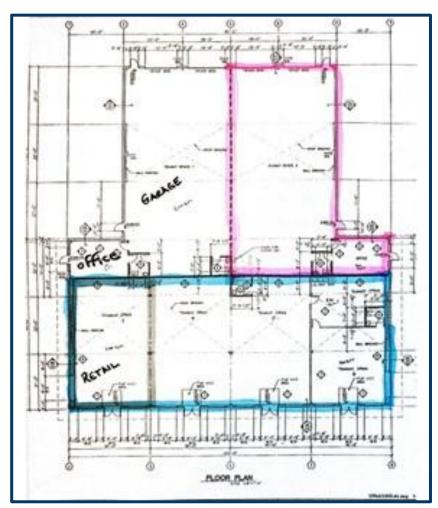
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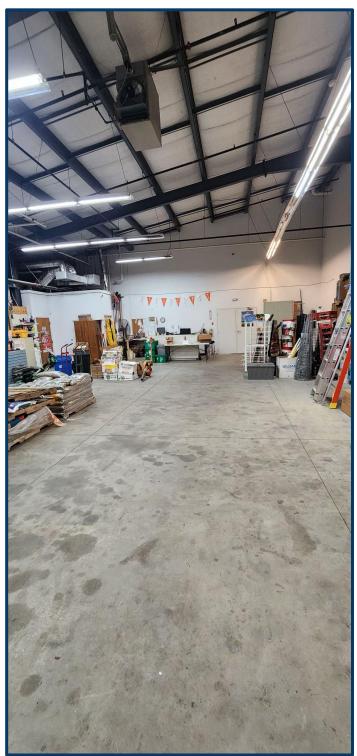
Year Plus on Taxes

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