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

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

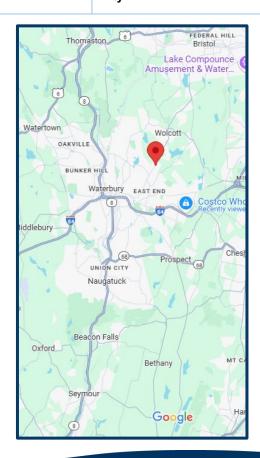
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BUILDING	
Total Available SF	17,000 SF+/-
Number of Floors	1 1/2
Available SF	9,500 SF+/-
Will Subdivide	1,500 SF+/-
Office Space	300 SF+/-
Overhead Doors	12'x12' / 14'x14'
Exterior Construction	Cement Block
Interior Construction	Sheetrock
Roof	Pitched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

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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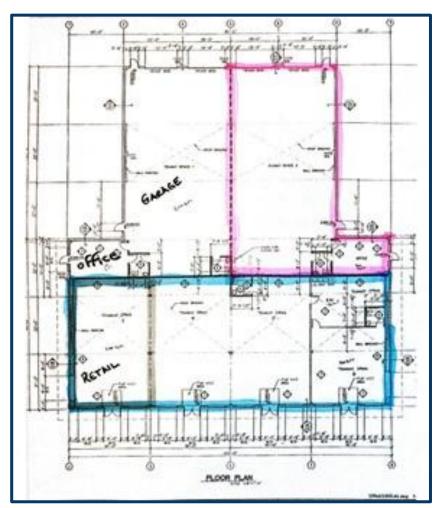
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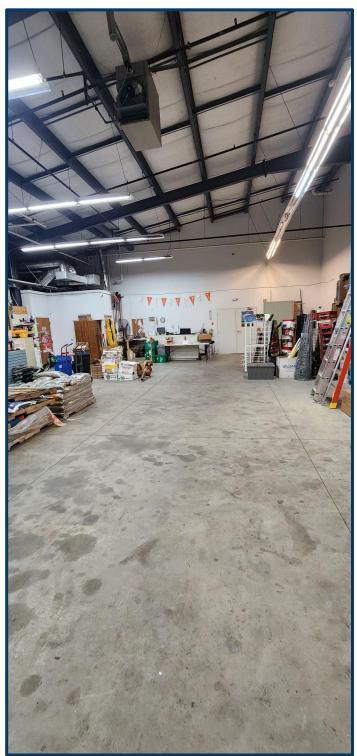
Year Plus on Taxes

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