



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of a professional office at 984 Southford Rd., Middlebury, CT. This property is extremely well-maintained and is easily accessible just a half mile to I-84.

PROPERTY FEATURES

- 2,500 SF +/- Office Suite
- 6 Private Offices
- Conference Room
- Reception Area
- Waiting Room
- Kitchenette
- Large Bullpen Area
- Lease Rate: \$11.95 PSF plus Cams

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FOR LEASE

984 Southford Rd., Middlebury, CT



Bull DINGTotal SF2,500 SF +/-Total Available SF2,500 SF +/-Exterior ConstructionBlock & StuccoInterior ConstructionFinishedYear Built1988Ceiling Height9'Parking86 SpacesZoningGateway IndustrialPRC/PERTYLot Sizo8.06 AcresDistance to 1-840.50 MilesMECHANIC-LS & UTILITIESHeat Source/TypeGas-Forced AirA/CYesElectricEversourceSewerMunicipalWaterMunicipalWaterMunicipalSprinklorYes. Wot.Ease Rate2,500 SF - 511.95 PSF plus Electric, Heat, A/C)Utilities\$493.00 per month (includes)				
Total Available SF 2,500 SF-4/- Exterior Construction Block & Stucco Interior Construction Finished Year Built 1988 Ceiling Height 9' Parking 86 Spaces Zoning Gateway Industrial PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/Type Heat Source/Type Gas-Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - 511.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	BUILDING		Bethlehem	· · · · · · · · · · · · · · · · · · ·
Exterior Construction Block & Stucco Interior Construction Finished Year Built 1988 Ceiling Height 9' Parking 86 Spaces Zoning Gateway Industrial PROPERTY Lot Size Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/Type Gas-Forced Air A/C Yes Electric Eversource Sewor Municipal Water Municipal Water Municipal Sprinkler Yes. Wet. TERMS 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	Total SF	2,500 SF +/-		6
Exterior Construction Block & Stucco Interfor Construction Finished Year Built 1988 Ceiling Height 9' Parking 86 Spaces Zoning Gateway Industrial PROPERTY 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Naugatuck Heat Source/Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Water Yes. Wet. Lease Rate 2,500 SF - 511.95 PSF plus CAMS 34.34 PSF Utilities \$493.00 per month (includes	Total Available SF	2,500 SF+/-		Watertown
Year Built 1988 Coiling Height 9' Parking 86 Spaces Zoning Gateway Industrial PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Naugatuck Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	Exterior Construction	Block & Stucco	~ \ ` \	A REAL I
Year Built 1988 Ceiling Height 9' Parking 86 Spaces Zoning Gateway Industrial PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Naugatuck Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. TERMS 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	Interior Construction	Finished		N. C. Physical Contraction
Parking 86 Spaces Zoning Gateway Industrial PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Year Built	1988		
Zoning Gateway Industrial PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Ceiling Height	9'		Waterbury
PROPERTY Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Parking	86 Spaces	Woodbury	
Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Zoning	Gateway Industrial		
Lot Size 8.06 Acres Distance to I-84 0.50 Miles MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	PROPERTY		\searrow	Middlebury, CT 06762
MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Lot Size	8.06 Acres		
MECHANICALS & UTILITIES Heat Source/ Type Gas- Forced Air A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Distance to I-84	0.50 Miles	Southbury	Naugatuck
A/C Yes Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	MECHANICALS & UTILITIES			
Electric Eversource Sewer Municipal Water Municipal Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Heat Source/ Type	Gas- Forced Air		
Sewer Municipal Water Municipal Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	A/C	Yes	84	$) \ \ \ \ \ \ \ \ \ \ \ \ \ $
Water Municipal Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Electric	Eversource		
Sprinkler Yes. Wet. TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Sewer	Municipal		
TERMS Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes)	Water	Municipal	12-1	
Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	Sprinkler	Yes. Wet.		
Lease Rate 2,500 SF - \$11.95 PSF plus CAMS \$4.34 PSF Utilities \$493.00 per month (includes	TERMS			
	Lease Rate		1 Ym	34
	Utilities	\$493.00 per month (includes Electric, Heat, A/C)		

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