

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



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

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
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BUILDING

Total SF	2,500 SF +/-
Total Available SF	2,500 SF +/-
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	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 Electric, Heat, A/C)



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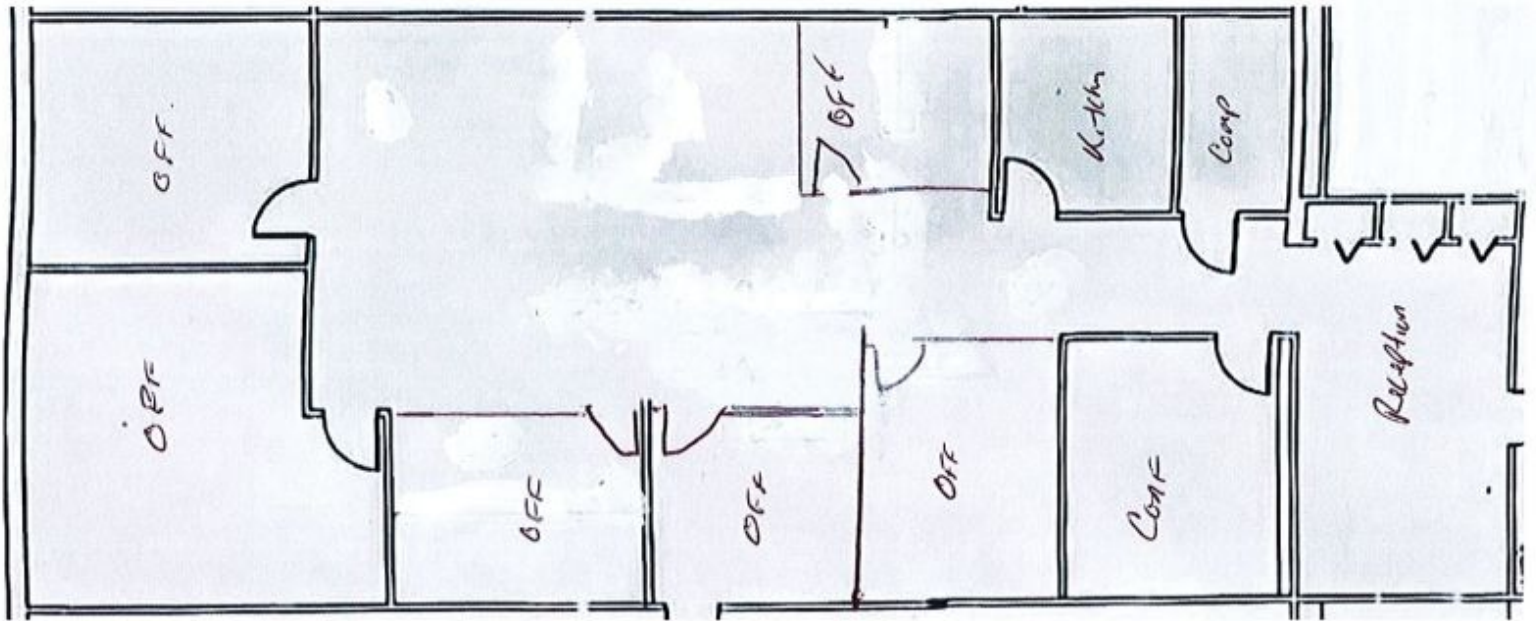
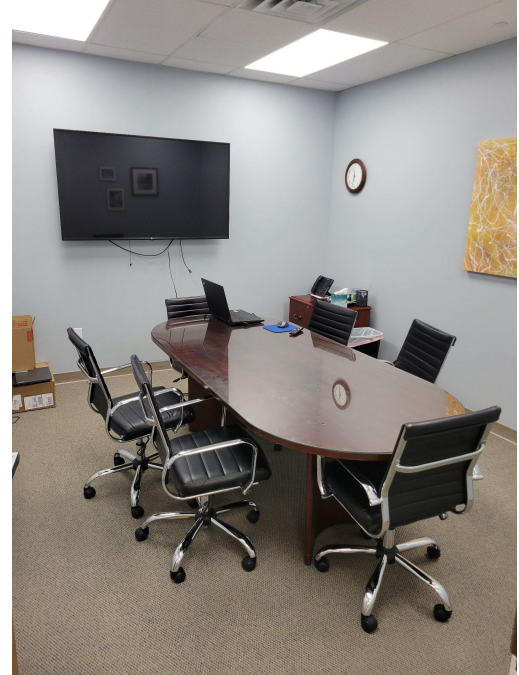
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