

FOR LEASE

31 McBride Road, Litchfield, CT

MATTHEWS COMMERCIAL PROPERTIES



Matthews Commercial Properties is pleased to present an industrial/shop space building in a beautiful country setting with privacy.

- **2,400 SF+/- of industrial or shop space. Can be expanded with an additional 960 SF+/- for a possible total of 3,360 SF+/-**
- **Concrete/Block walls**
- **Open area with 9'8" ceilings and a 9'X9' overhead door/loading dock**
- **Possible to install a drive in door at grade with a long term lease**
- **Heavy 480 3 phase power with buss lines**
- **2,400 SF+/- \$2,000.00 Per Month**
- **3,360 SF+/- \$2,800 Per Month**

GERRY D. MATTHEWS
203.753.5800
matthewscre@gmail.com

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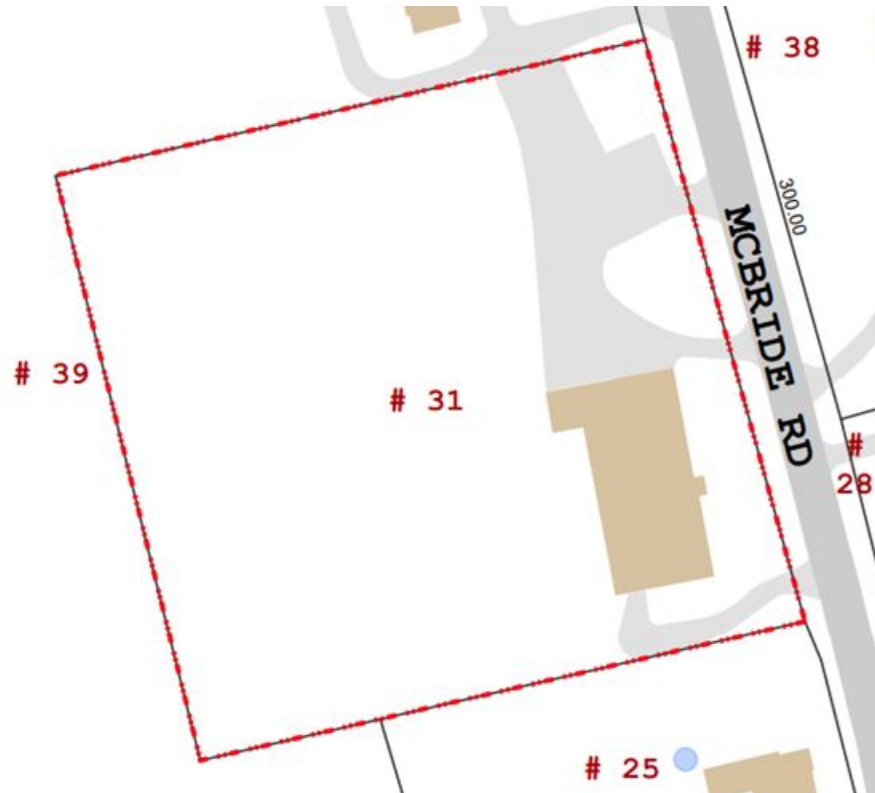
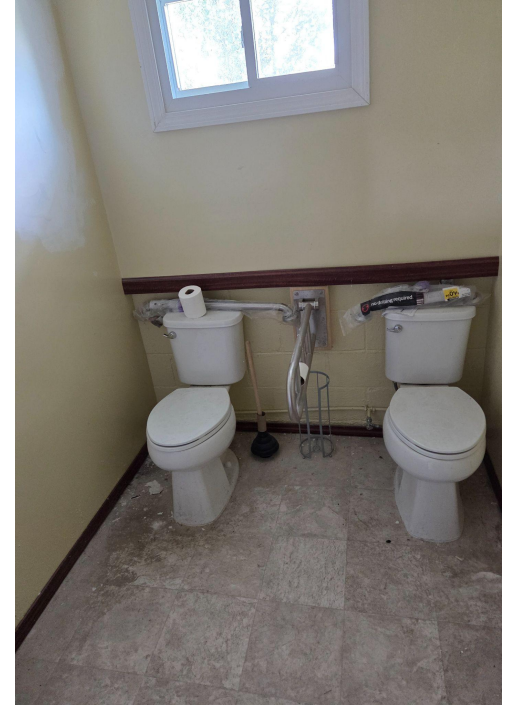
Total SF Available	2,400 SF+/- 960 SF+/- = 3,360 SF+/-
Exterior Construction	Concrete/Block
Interior Construction	Block
Ceiling Height	9' 8"
Roof	Shingle
Zoning	LT Industrial
Acres	3.67
Sewer	Septic
Water	Well
Gas	Propane
Lease Rate	2,400 SF+/- \$2,000 PM 3,360 SF+/- \$2,800 PM



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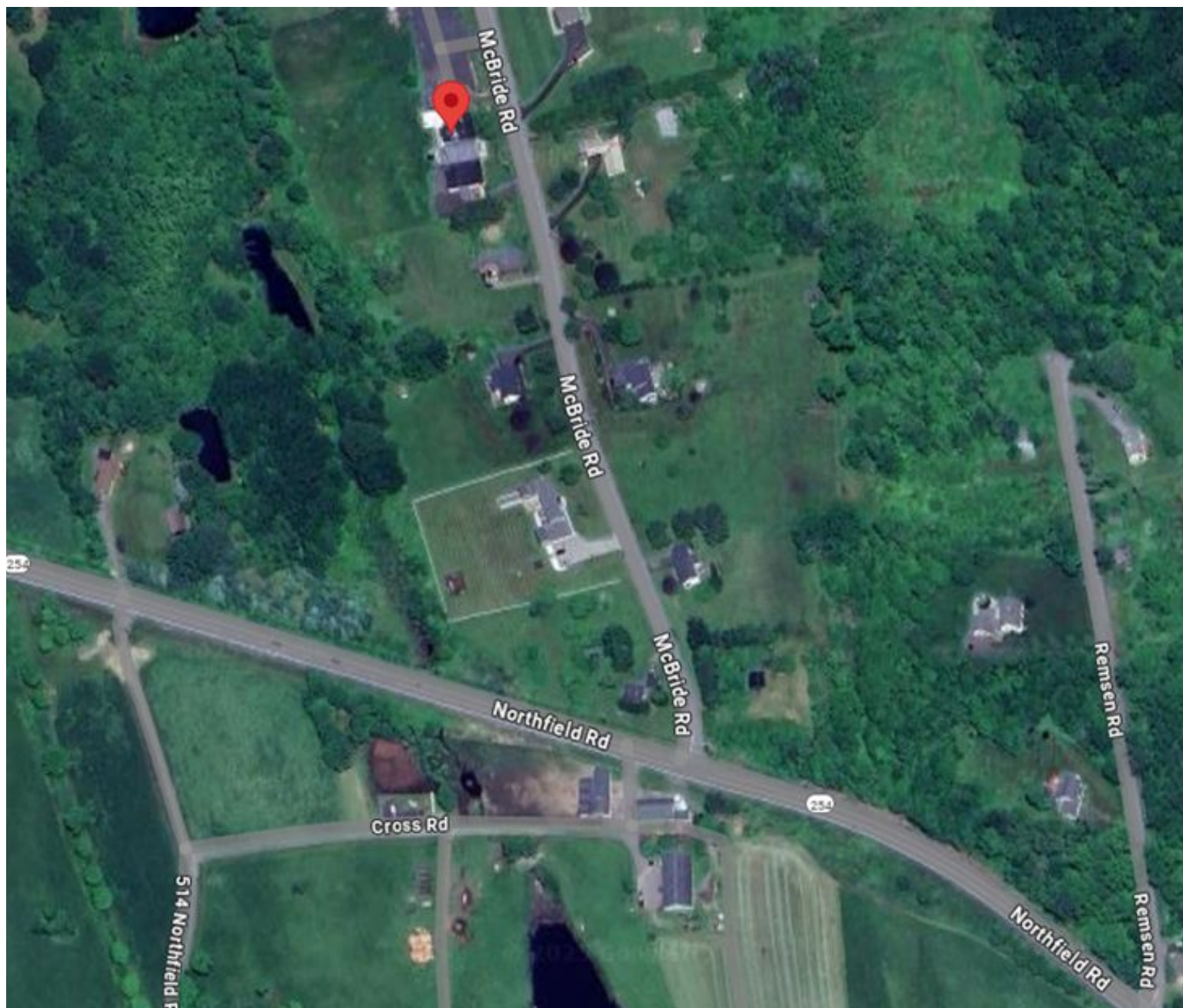
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