

FOR LEASE

MATTHEWS COMMERCIAL PROPERTIES

123 Union City Road, Route 68, Prospect, CT



- 2,950 SF+/- with 1 garage overhead door
- Great warehouse space
- Clean working space
- Ideal for contractors
- Close to Route 8
- Heat is included
- LEASE:
 - \$1,800 Per Month gross plus trash and electricity

NICK LONGO
203.578.0208
neegall@aol.com

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BUILDING

Total SF Total available SF	25,282 SF+/- 2,950 SF+/-
Number of Floors	1
Ceiling Height	14'
Avail Overhead Doors	1 10' X 12'
Exterior Construction	Block
Interior Construction	Block/Sheetrock
Roof	Rubber
Year Built	1969
Lot Size	0.96 Acres
Zoning	Industrial
Parking	Off Street
Interstate/Distance to	I-84 / 3 Miles
Interstate/Distance to	Route 8 / 2 Miles

COMMENTS

2,950 SF+/- garage space with 1 overhead door

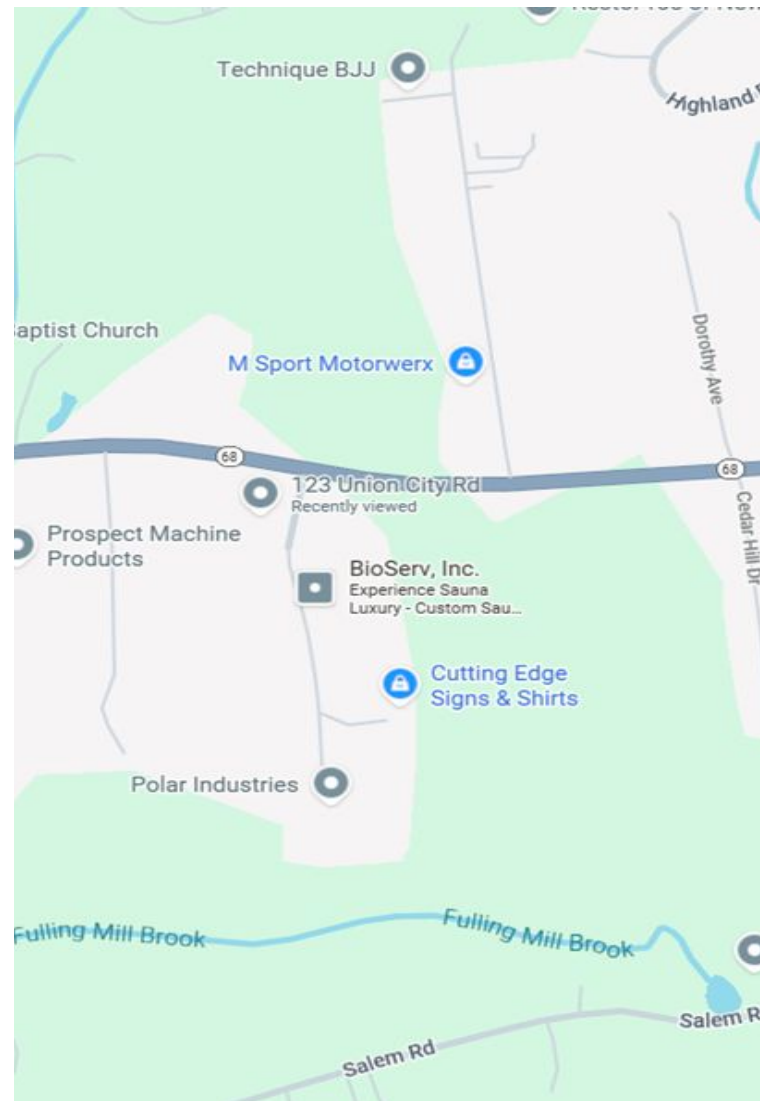
Ideal for contractors, close to route 8

TERMS

Lease Rate	\$1,800/mo gross + trash + electricity Includes heat
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MECHANICALS & UTILITIES

Sewer	Septic
Water	City
Gas	Yes
Electrical	100 Amps
Air Conditioning	Yes



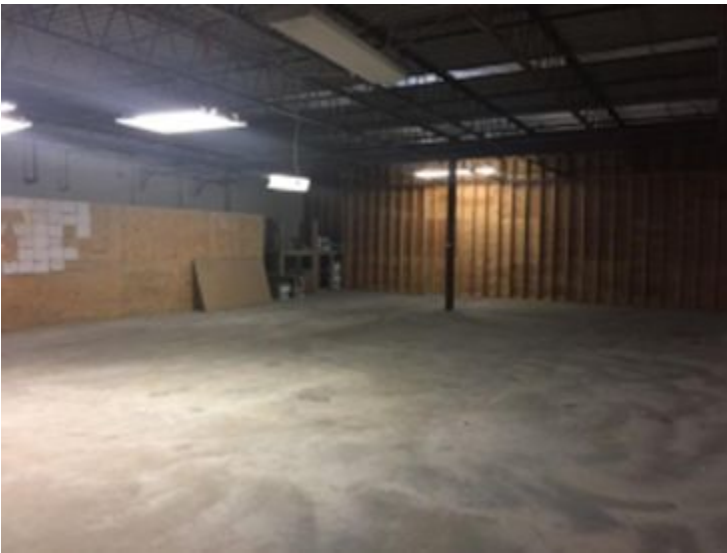
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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews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

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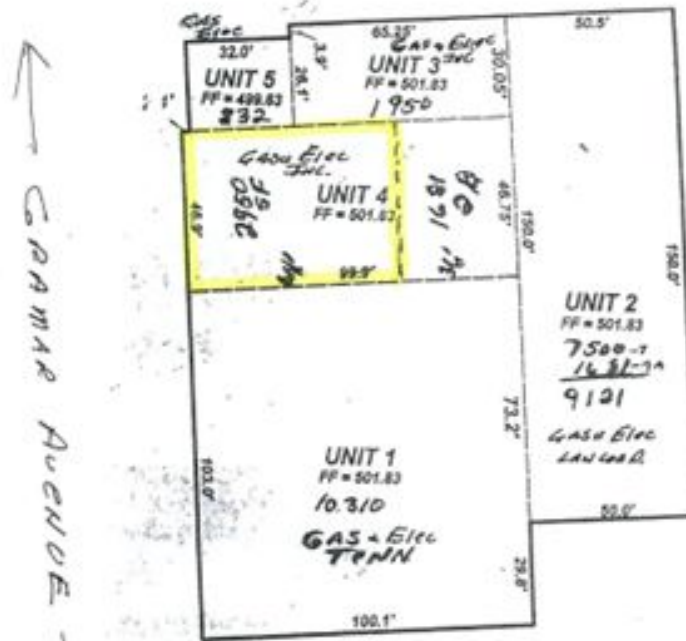
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123 Union City Road, Route 68, Prospect, CT



MAIN LEVEL UNIT BOUNDARIES
1" = 40'

123 UNION CITY ROAD
PROSPECT, CT 06712

← UNION CITY Rd →

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