

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 15 Nutmeg Valley Road in Wolcott, CT – a versatile 7,400 SF industrial / flex unit featuring recent property upgrades and expansive yard space. Situated in Wolcott's Nutmeg Valley industrial area, this property offers functionality and value for a range of light industrial or contractor uses.

PROPERTY FEATURES

- 7,400 SF +/- Industrial / Flex Space
- 1 Drive-In Door & 1 Loading Dock
- Ample Outdoor Yard Area with Freshly Laid Millings
- New Overhead Door
- New Propane Heating System
- Conveniently Located in Wolcott's Nutmeg Valley Industrial Area

LEASE RATE:

- \$8.00 PSF Gross + Utilities
- \$4,933.33 Per Month + Utilities

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

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES

BUILDING

Total SF	17,843 SF +/-
Total Available SF	7,400 SF +/-
Exterior Construction	Concrete / Cinder Flat Rubber Roof
Interior Construction	Concrete. Drywall.
Year Built	1940
Ceiling Height	10.5' Clear
Parking	Ample Parking & Yard Area
Zoning	IND

PROPERTY

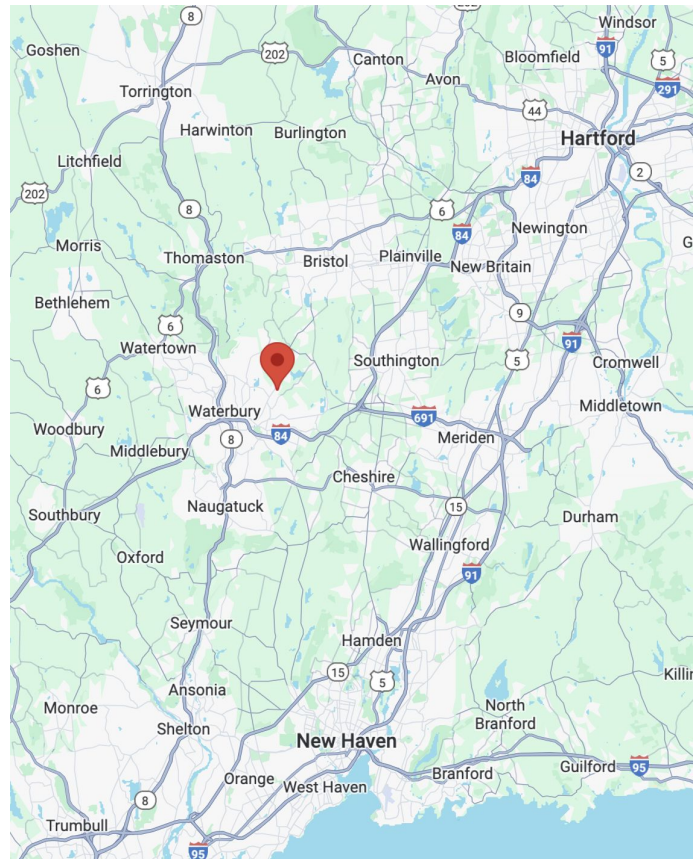
Lot Size	1.45 Acres
Distance to I-84 & I-691	2 Miles & 7.8 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Propane - Forced Air
Electric	Eversource
Sewer	City
Water	City

TAXES

TAXES PSF	\$0.63 PSF
-----------	------------



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

GERRY MATTHEWS 203-753-5800

NOAH MATTHEWS 203-721-3337

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT



GERRY MATTHEWS 203-753-5800
NOAH MATTHEWS 203-721-3337

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT



GERRY MATTHEWS 203-753-5800
NOAH MATTHEWS 203-721-3337

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT



GERRY MATTHEWS 203-753-5800
NOAH MATTHEWS 203-721-3337

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



GERRY MATTHEWS 203-753-5800
NOAH MATTHEWS 203-721-3337

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

15 Nutmeg Valley Rd., Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



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

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com