

FOR LEASE

2160 Straits Tpke., Middlebury, CT



±5,690 SF Warehouse / Flex / Retail Space For Lease

\$14.45 PSF (NNN) + Utilities

\$6,850 / Month + NNN (\$7,755.66 Total)

NNN: \$1.91 PSF

- ±5,690 SF Total – Subdividable
- ±2,685 SF Retail / Office / Showroom – \$4,000 / Month + NNN (\$4,427.28 Total)
- ±3,005 SF Warehouse / Garage – \$3,500 / Month + NNN (\$3,978.30 Total)
- Drive-In Door to Be Installed
- Built in 1983
- Situated on ±5.22 Acres
- CA-40 Commercial Zoning
- Gas Forced Hot Air Heat & Central Air Conditioning
- ±15,200 Average Daily Traffic Count (ADT)
- Potential for Used Car Sales & Service (Subject to Approvals)
- Potential Convenience Store (Subject to Approvals)
- Pylon Signage Available

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OPERATING EXPENSES (NNN)

- Current NNN Expenses: 1.91 PSF
- Taxes: 1.28 PSF
- Building Insurance: 0.35 PSF
- Fire Alarm Monitoring: 0.14 PSF
- Septic Cleaning: 0.14 PSF
- Tenant is responsible for snow plowing and sanding

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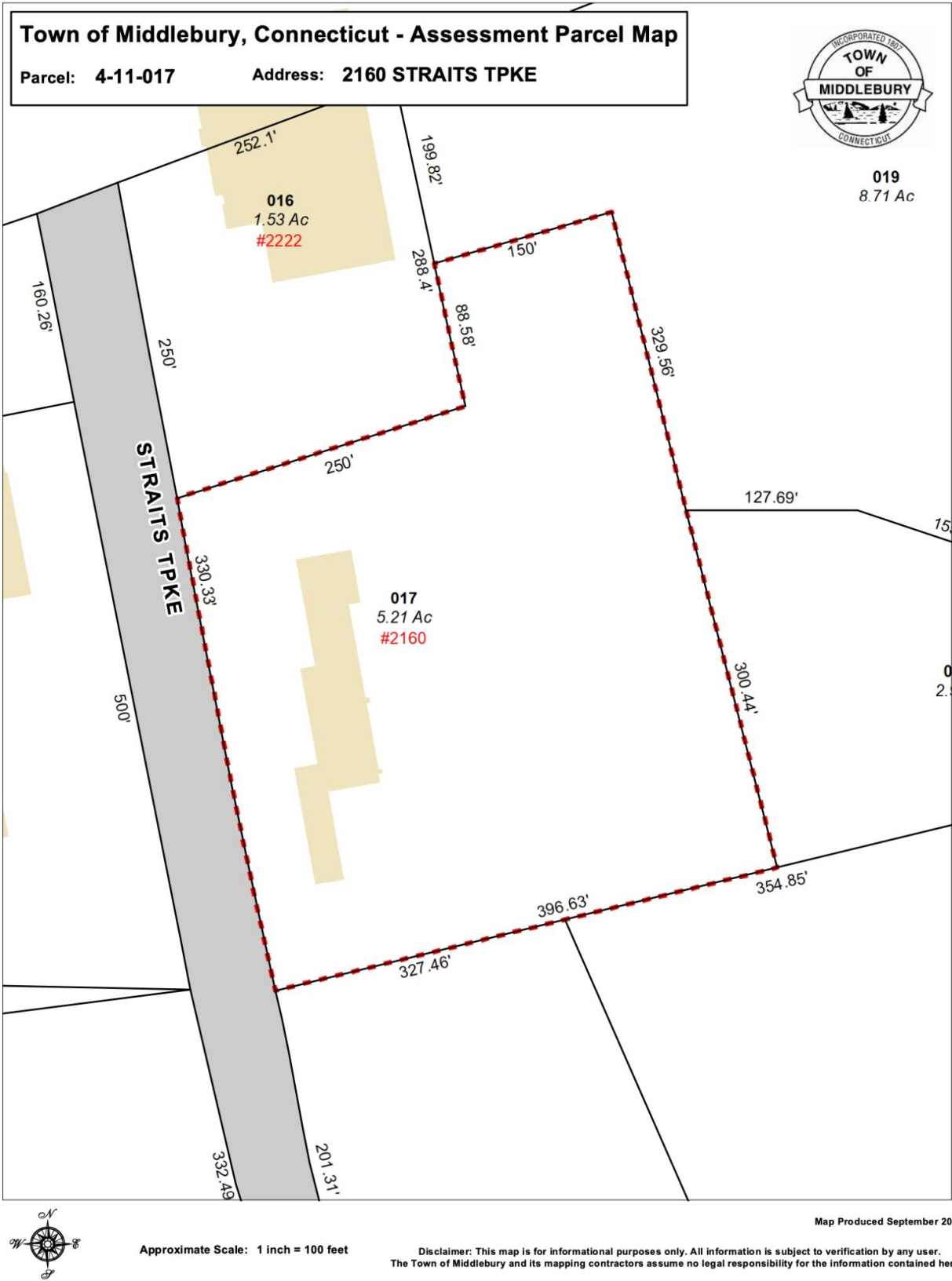
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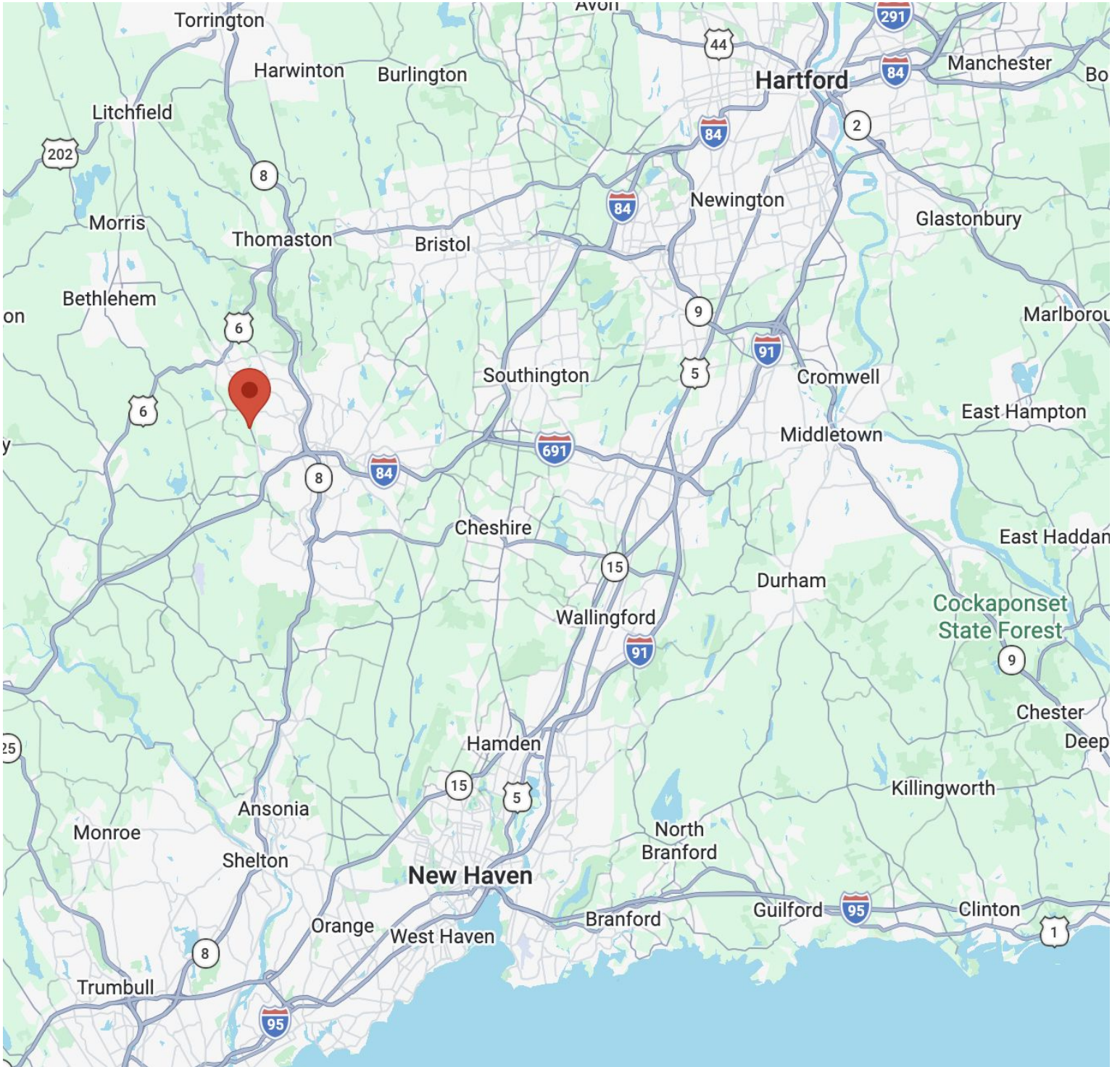
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