



**COMMERCIAL
CONNECTION**
Real Estate Services

FOR SALE / LEASE

123 Union City Road

Prospect, Connecticut 06712

Contact : John Famiglietti

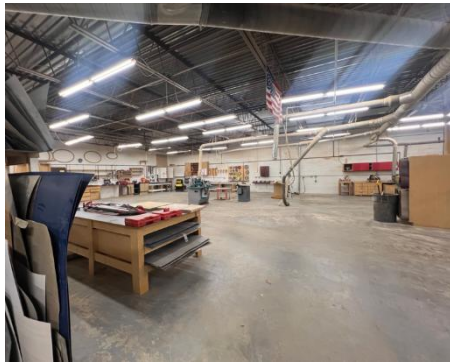
203-596-7777

PO Box 830

Middlebury CT 06762

www.commercial-re.com

john@commercial-re.com



- **For Sale 34,000 +/- SF Industrial Building with several existing leases in place**
 - **1.26 Acres - Full Sprinkered - Current NOI \$102,360.00 (with 10,000 Vacant)**
 - **4 Dock on Main Level / 8 Drive In doors 2 on Main Level**
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- **For Lease Former Cabinet Shop - 10,000 +/- SF 2,000 sf of office \$7.50 NN**
 - **Large open area with spray booth**
 - **3 Loading Docks (one interior) and a Drive in Door**



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