

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



New Construction - Ready For Occupancy
14,000 +/- S/F Industrial Building
One Suite Remaining: Suite G -1,305 +/- S/F
16' Ceilings - 10'x12' Drive-In Doors
Great Location with Easy Access to I-84 & RT 8
Offered at \$16.50 Gross + Utilities + Snow %

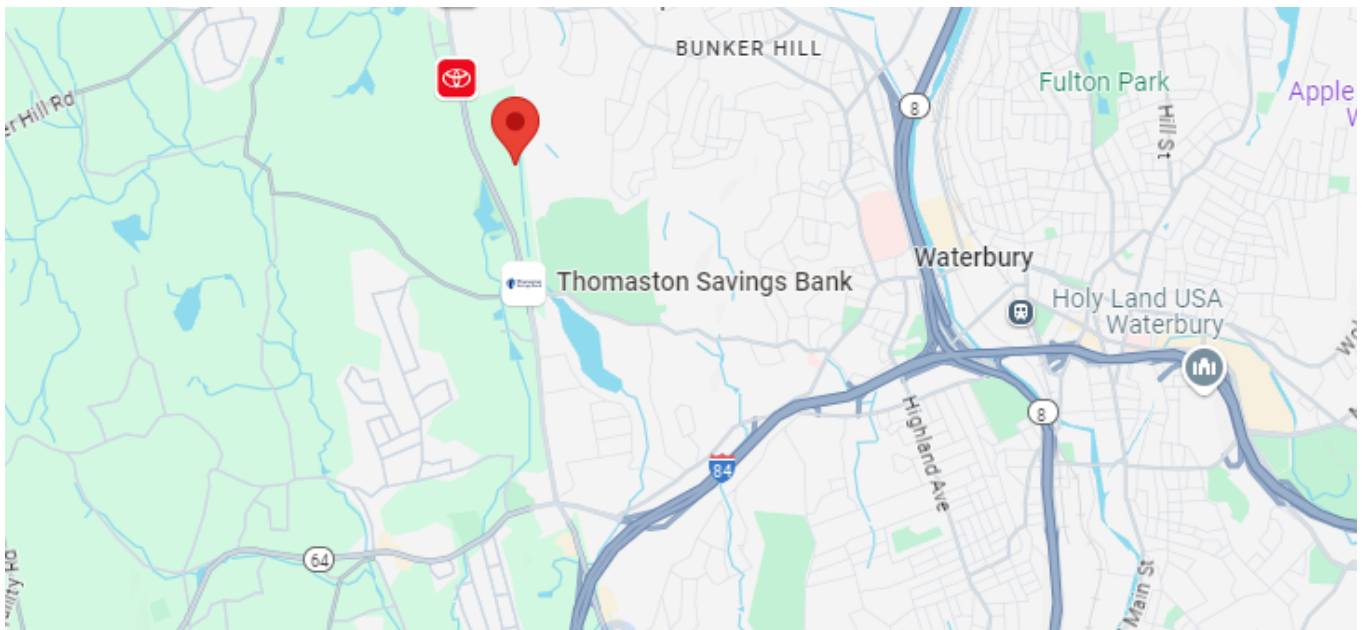
80 Turnpike Drive
Middlebury, CT 06762



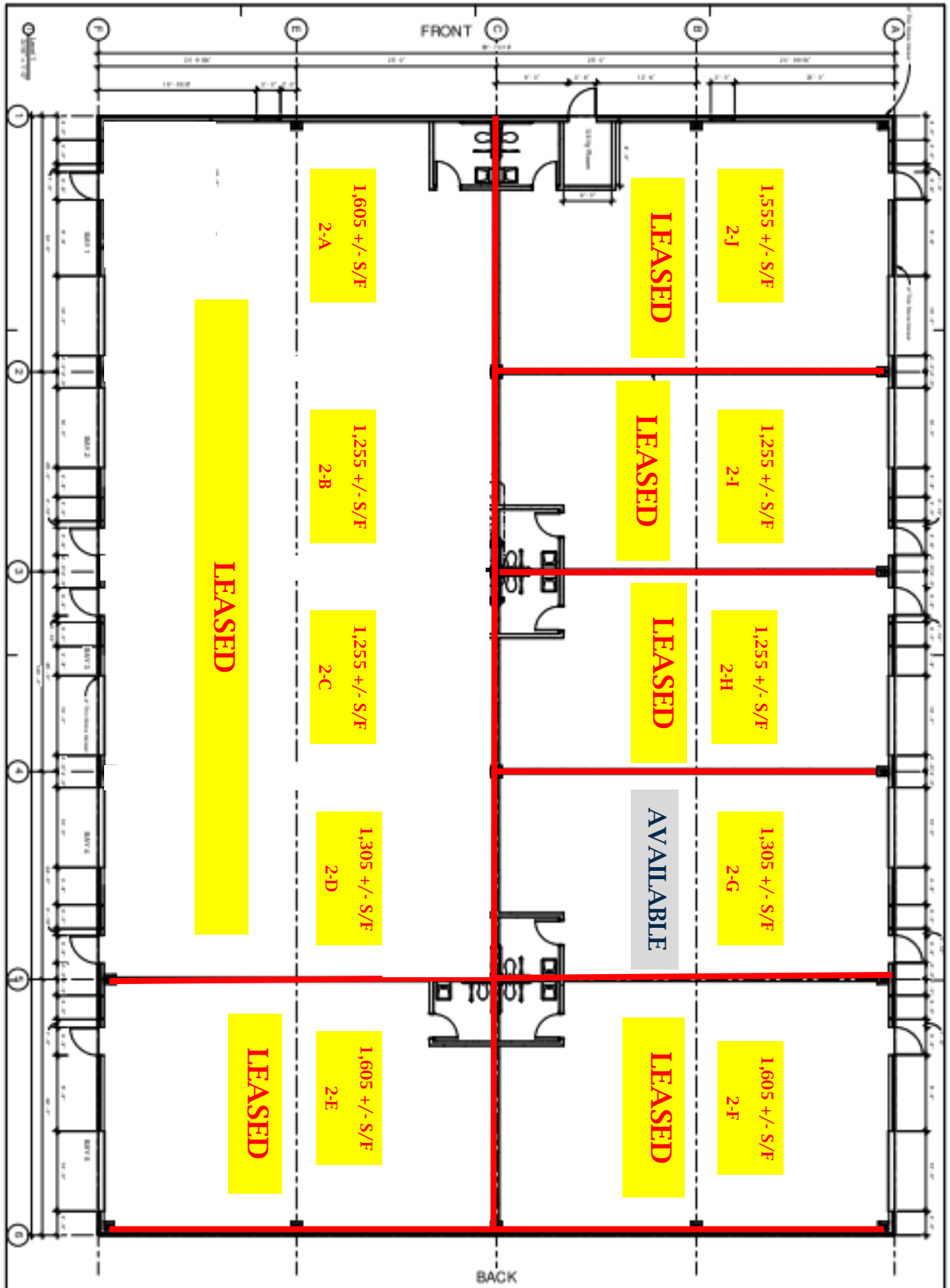
PROPERTY DATA FORM

PROPERTY ADDRESS	80 Turnpike Drive
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,000 +/-	Air Conditioning	Possible
Floors	1	Sprinkler / Type	No
Avail S/F	1,305 +/-	Type of Heat	Gas
Will subdivide to		OTHER	
Drive- In	10 ' x 12'	Zoning	Industrial
Roof	Steel	Parking	Ample +/- 28 spaces
Ext. Construction	Steel	State Route / Distance To...	2.5 mi to I-84
Ceiling Height	16'	Acres	10 +/-
Date Built	2025	TAXES	
		Appraisal	
UTILITIES	BUYER / TENANT TO VERIFY	Assessment	
Sewer	City	Mill Rate	
Water	Well	Taxes	
Gas	Eversource	TERMS	
Electrical	100 amps/120/208 3 phase	Lease	\$16.50 Gross + Utilities + Snow %



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



<p>RJR Architects 100 Main Street Middlebury, CT 05753 Tel: 802.243.1111 www.rjrarchitects.com</p>	<p>DO NOT SCALE DRAWINGS ALL DIMENSIONS SHALL BE VERIFIED IN FIELD ANY DIMENSIONAL VARIATIONS BE REPORTED TO ARCHITECT</p>	<p>Professional Seal of JOHN P. RICHARDS ARCHITECT STATE OF CONNECTICUT No. 10000</p>	<p>GB Middlebury, LLC Flex Building 80 Tumpike Dr., Middlebury, CT 05753</p>	<p>First Floor</p> <p>A1</p>
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