



**COLDWELL BANKER
COMMERCIAL**

FOR LEASE

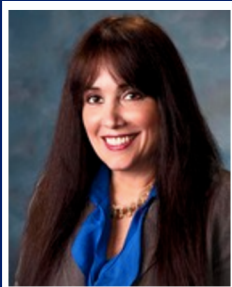
**17 ENTERPRISE DRIVE, MONROE, CT 06468
FOR LEASE: \$13 NNN (\$2.05)**



17B - Front



17B - Side



Jeanette Politano

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2 Corporate Dr, Suite 116 | Trumbull, CT 06611

Top 1% at Coldwell Banker Commercial NRT





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17B - Interior



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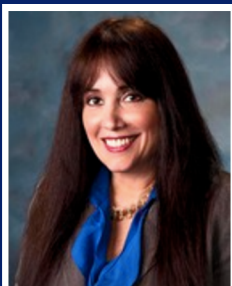


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Additional Property Highlights

Building 2: (17B)

- BUILT IN 2024 - WAREHOUSE LEASED - **AVAILABLE 9/2025**
- 28,440 SF +/-
- 27'-29' Clear Ceiling Height - Slope is intentional for runoff
- 2-Bay Concrete Truck Well Docks
- 2 Overhead Drive-in Doors
- 3-Phase, Gas Heat, City Water and Septic
- 1,500 Gallons TOTAL Septic Tank & Pump Chamber
- 1,176 Gallons TOTAL Water Per Day of Permitted Flow
- 2 ADA Accessible Ramps
- 2 ADA Restrooms
- 34 Total Parking Spaces to this Building (Total of 96 on site)
- Mezzanine Can be Added
- Building can have 1 or 2 user units, each having their own utilities but will require a center fire safe wall since each side has dedicated utilities.



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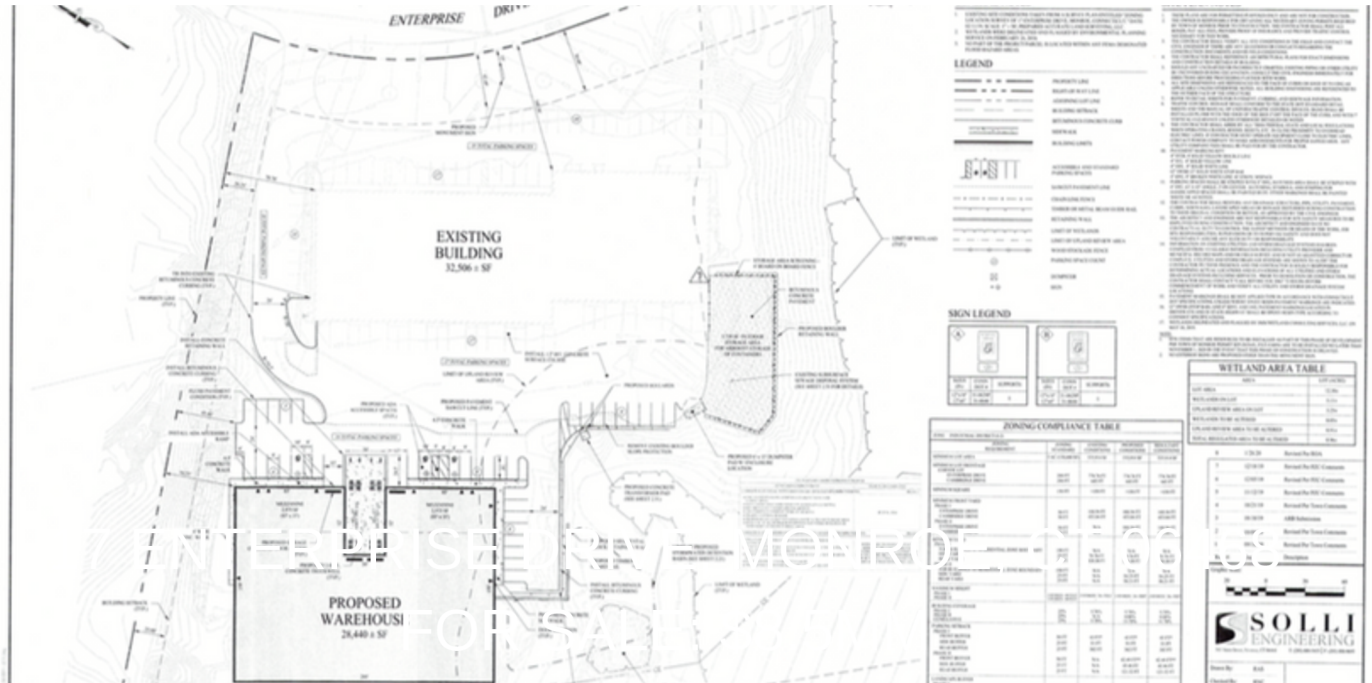


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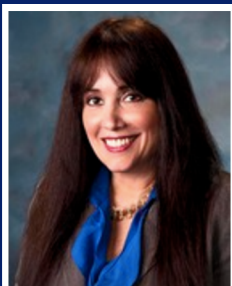
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17 Enterprise Drive consists of 2 Industrial buildings zoned I2 on 12 acres. The property is located in the Pepper Street Industrial Park on the corner of Cambridge Drive and Enterprise Drive in North Monroe, Fairfield County, Connecticut.

**64,300 TOTAL SF - BUILDING 1: 2 OCCUPIED, 1 AVAILABLE
BUILDING 2: LEASED through 8/2025**

5 Miles to I-84 Exit 11, 15 Miles to I-95 Exit 27A



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