

FOR LEASE



**750 Straits Tpk
Middlebury, CT 06762**

**Primrose Square
Offering Flexible Office & Retail Opportunities**

Available Spaces

Retail Spaces: 900 S/F Available - \$25 PSF NNN + Utilities
Suite 1D - 900 S/F - Former Tanning Salon
Suite 1E - 900 S/F - Former Yogurt Shop

Office Spaces: 1,000 - 1,250 S/F Available - \$14 PSF NNN + Utilities
Suite 2A - 1,250 S/F
Suite 2F - 1,000 S/F
Suite 3A - 1,000 S/F

Convenient Location with Easy Access to I-84 & RT 8
Ample Parking

PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 1D	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	900 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$25 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 2A	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,250 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,250 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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PROPERTY DATA FORM

PROPERTY ADDRESS 750 Straits Tpk, Unit 2F

CITY, STATE Middlebury, CT 06762

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	1,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,000 +/-	Type of Heat	Forced Hot Air

OTHER

Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
		State Route / Distance To...	Easy access to I-84

UTILITIES

Sewer	City
Water	City
Gas/Oil	Gas
Electrical	Eversource

TERMS

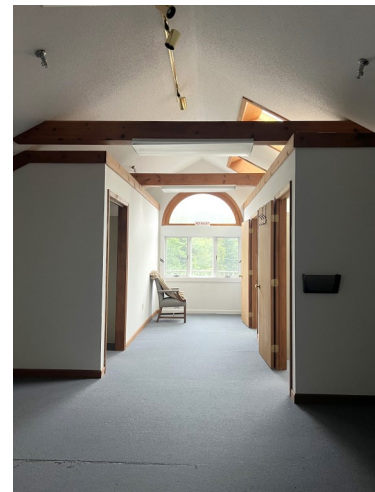
Lease	\$14 psf NNN + Utilities
NNN Approx	\$6.20



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PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 3A	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,000 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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