

FOR LEASE

123 Union City Rd., Prospect, CT

MATTHEWS COMMERCIAL PROPERTIES



±2,950 SF Warehouse Space

\$1,800 Per Month (Gross) Plus Electricity & Trash – Heat Included

- One drive-in door
- Ideal for contractors
- Convenient access to Route 8
- Heat included
- Clean working environment

NICK LONGO

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neegall@aol.com

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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BUILDING

- Total SF: \pm 25,282 SF
- Year Built: 1969
- Exterior Construction: Block
- Roof: Flat / Rubber
- Interior Construction: Block / Sheetrock
- Ceiling Height: 14'

PROPERTY

- Lot Size: \pm 0.96 acres
- Topography: Level
- Parking: Off-street parking
- Proximity to Major Highways: Approximately 3 miles to I-84, and 2 miles to RT-8
- Zoning: Industrial

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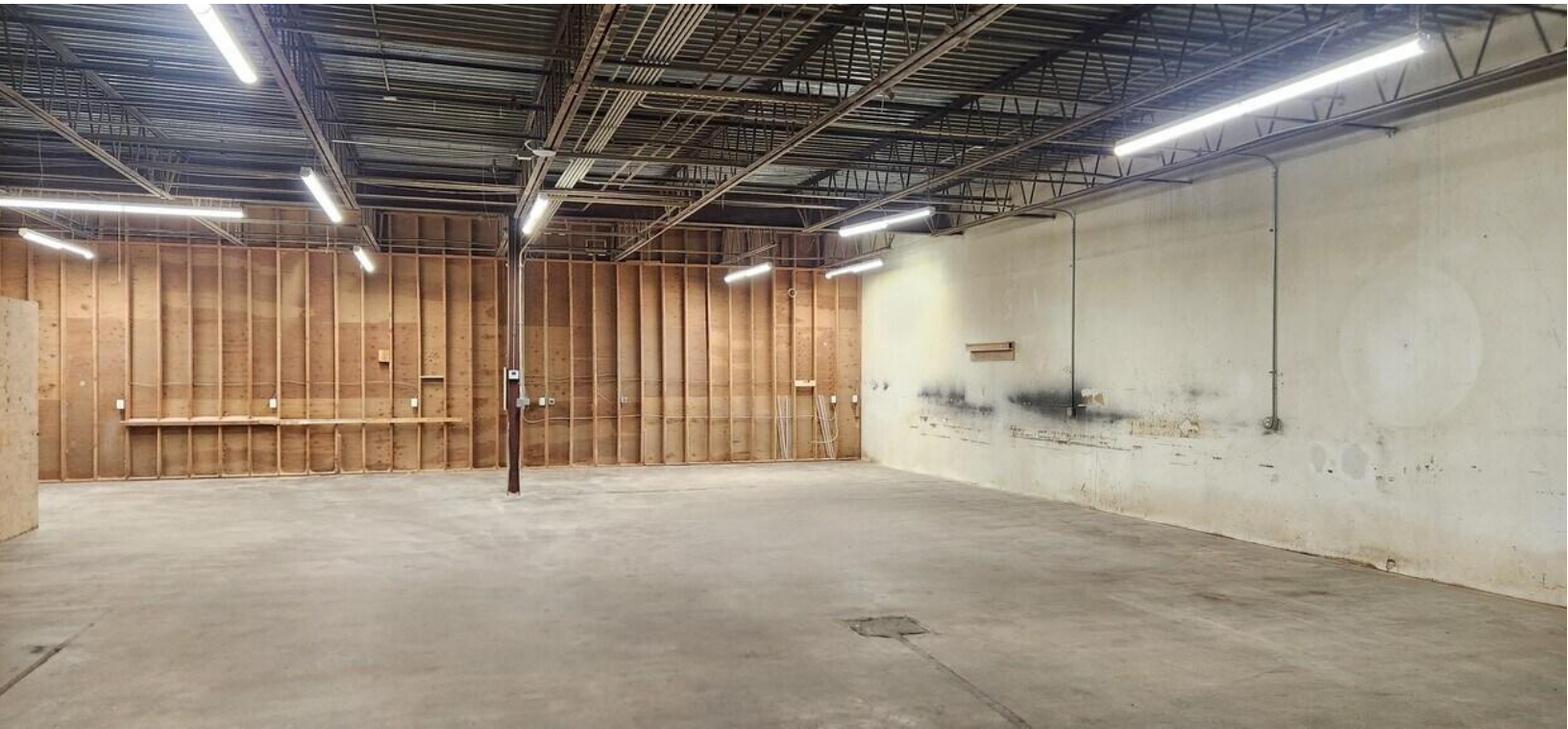


MECHANICALS & UTILITIES

- Heat Source / Type: Gas - Forced Air
- Air Conditioning: Yes
- Electric Service: 100 Amps
- Sprinkler: No
- Water: City
- Sewer: Septic

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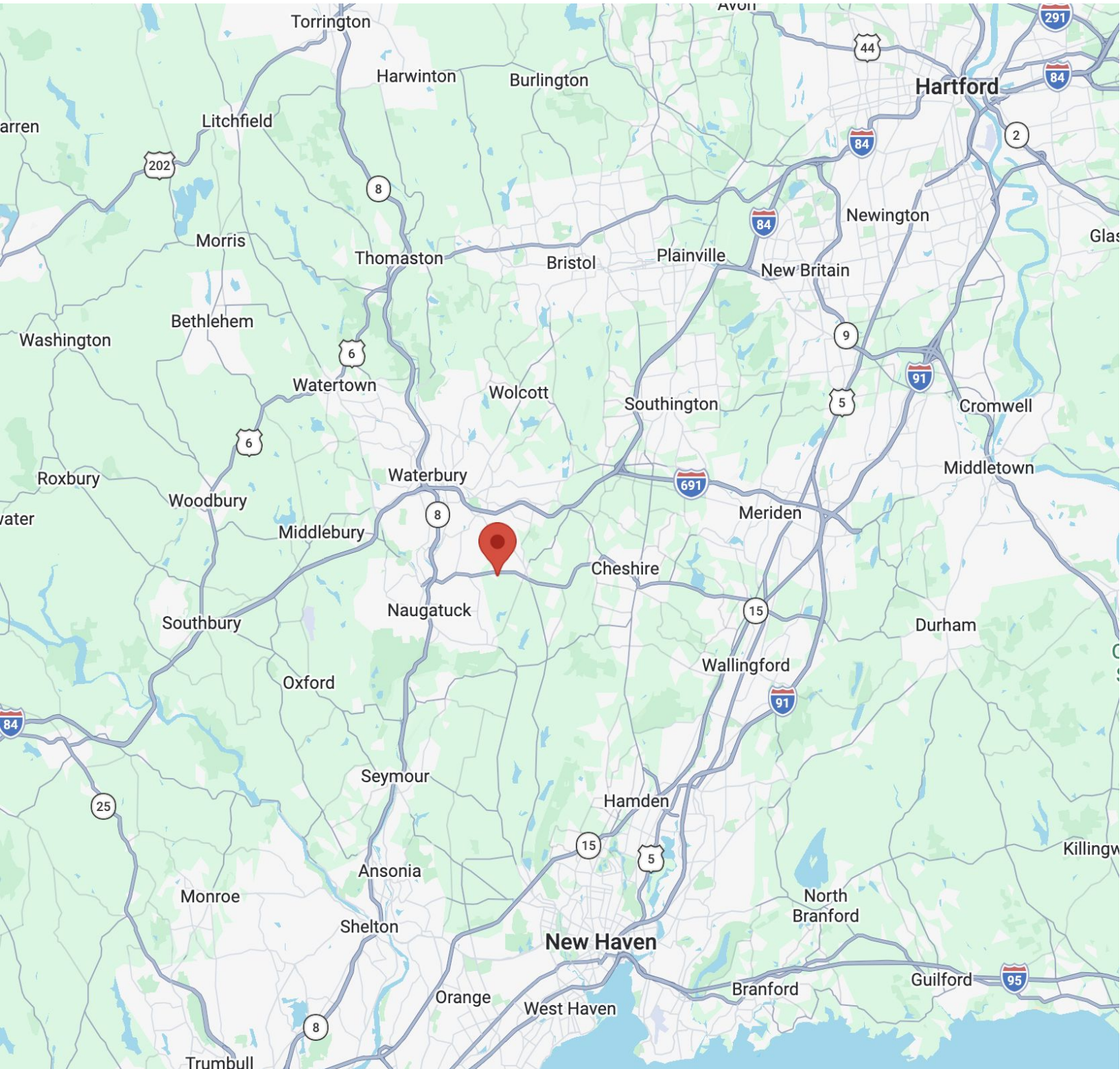
MAIN LEVEL UNIT BOUNDARIES
1" = 40'

123 UNION CITY ROAD
PROSPECT, CT 06712

← UNION CITY Rd →

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