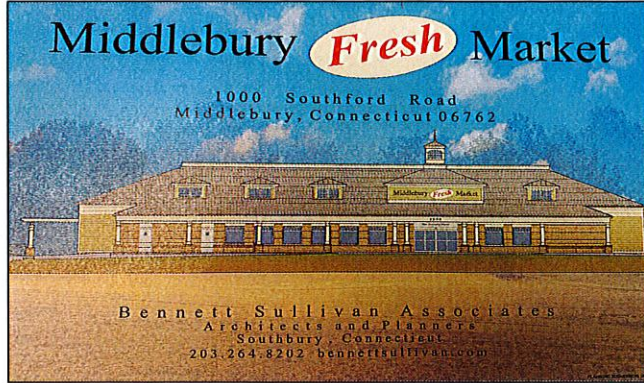




Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211 B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
X	Indust.
X	Retail
X	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 3.63 ACRES at Exit 16 I-84

TOWN Middlebury ST. & NO. 1000 Southford Road ZIP 06762

DESCRIPTION Approved for 12,000 SF building with full basement / will divide to 1.5 ac +/- \$450,000 per site
Exit 16 I-84 at the Middlebury - Southbury town line.

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES RETAIL/OFFICE

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Column spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking	<u>72 cars</u>	
Expansion		

Heat Type _____
Elev. _____
A/C Office _____
plant _____
Sprinkler _____
Roof Type _____
Year _____
Other _____

Acres 3.63
Zoning Com - Ind.
Condition of Site (%)
Level X
Slope _____
Wet _____
Dry _____

TERMS

Sale Price \$900,000
Lease Price \$70,000

Tenant Pays:

Insurance _____
Heat _____
Water _____
A/C _____
Electric _____
Taxes _____

UTILITIES

Water: Municipal X Well _____
Electric: Amp. _____ Phase _____
Gas: X _____
Sewer: Sanitary X Septic _____

ASSESSMENT:

REMARKS:

Land: _____
Improvements: _____
Total: _____

Site is zoned retail, office, industrial.
Generous property tax benefits offered by town of Middlebury & State of CT.

Mill Rate: _____
Taxes: _____

AGENT: DAVID R. THEROUX

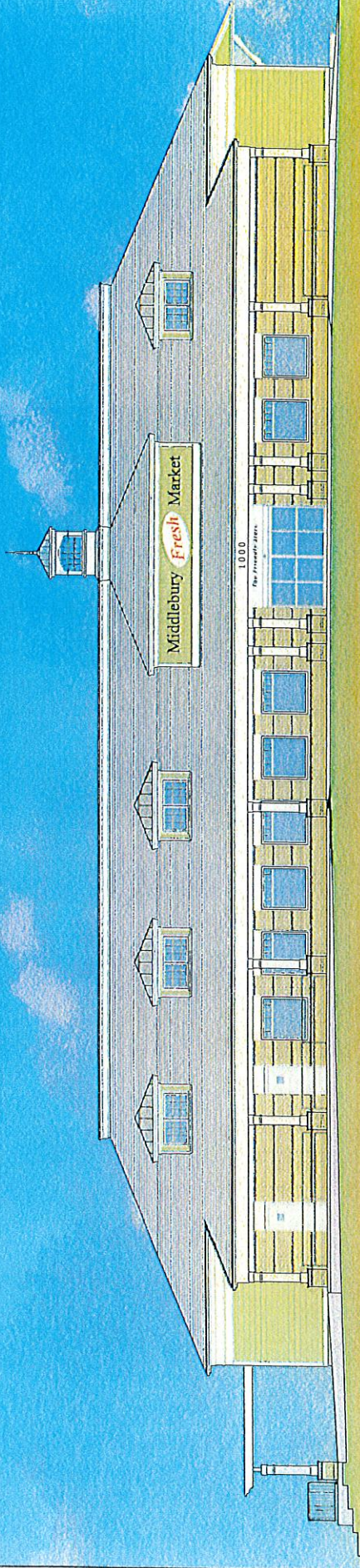
TRANSPORTATION

Highway Visibility _____
Interstate Highway I- 84
Exit 16
State Rt. 188

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

Middlebury *Fresh* Market

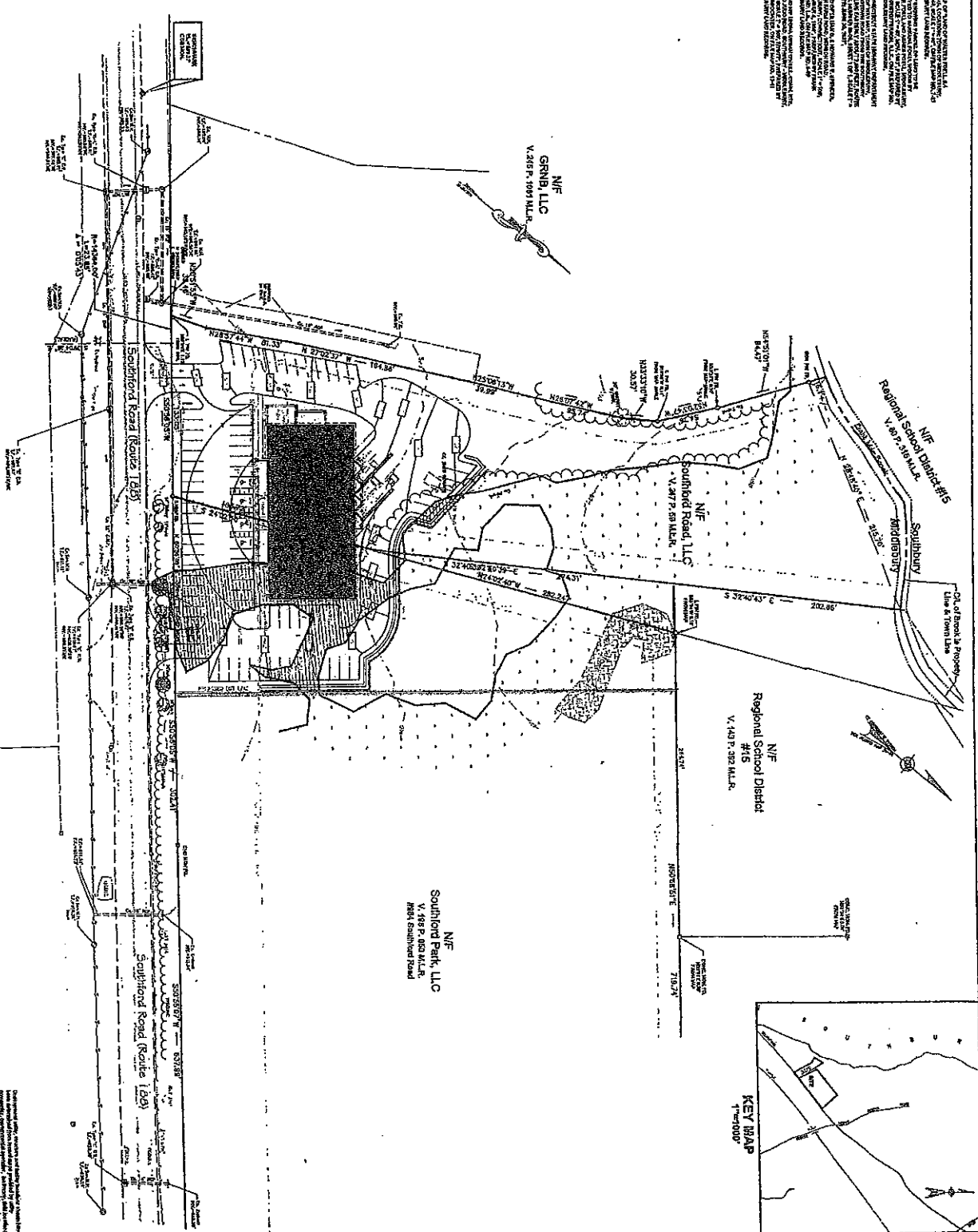
1000 Southford Road
Middlebury, Connecticut 06762



Bennett Sullivan Associates
Architects and Planners
Southbury, Connecticut
203.264.8202 bennettsullivan.com

THIS INSTRUMENT IS A PRELIMINARY PLAT OF A SUBDIVISION OF LAND AND IS NOT TO BE CONSIDERED A FINAL PLAT OF A SUBDIVISION OF LAND. THE PLAT IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15. THE PLAT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15. THE PLAT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15.

THE PLAT IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15. THE PLAT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15. THE PLAT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA. THE PLAT IS SUBJECT TO THE APPROVAL OF THE REGIONAL SCHOOL DISTRICT #15.



12,000 S.F. BUILDING w/ FULL LOWER LEVEL

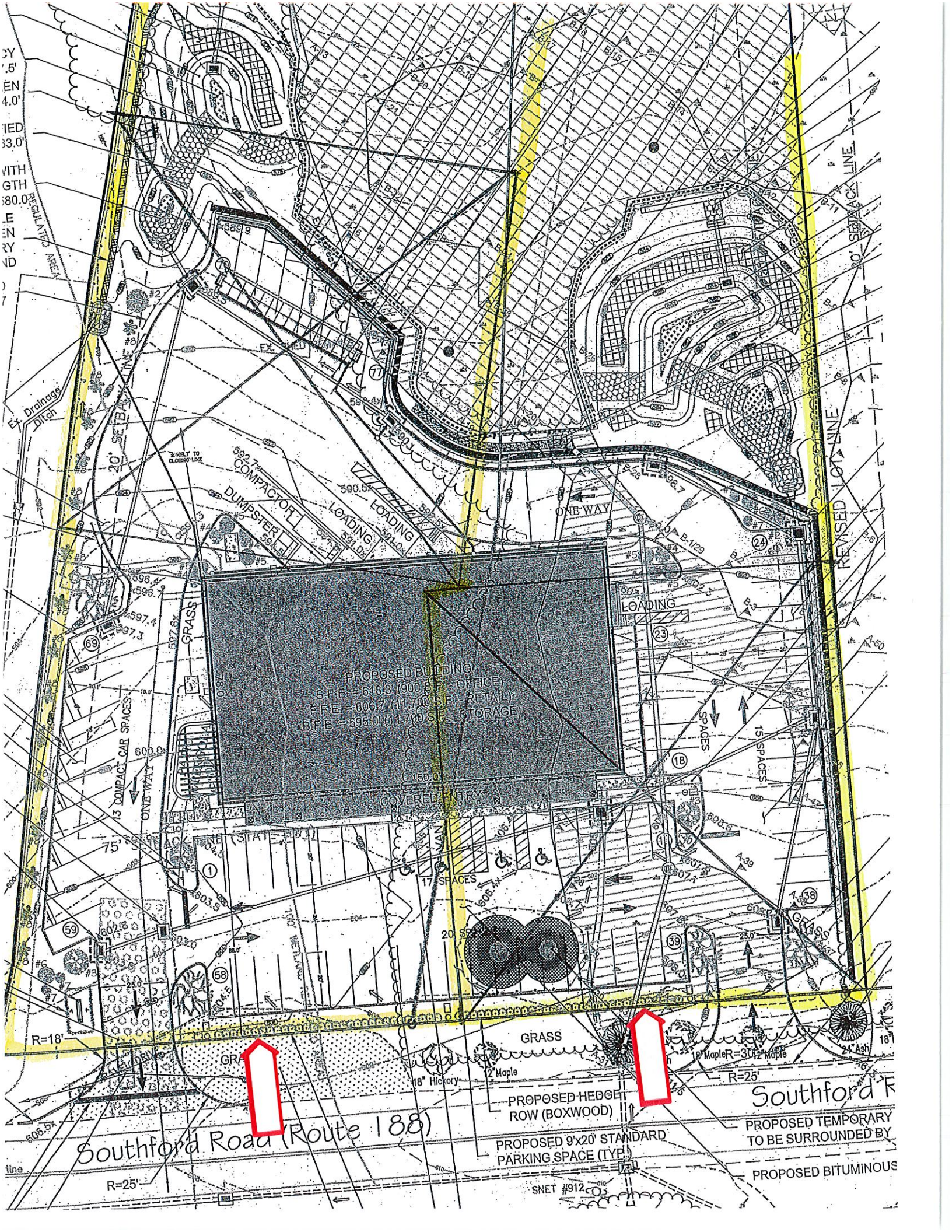
- 1. Proposed Building Footprint
- 2. Proposed Building Footprint
- 3. Proposed Building Footprint
- 4. Proposed Building Footprint
- 5. Proposed Building Footprint
- 6. Proposed Building Footprint
- 7. Proposed Building Footprint
- 8. Proposed Building Footprint
- 9. Proposed Building Footprint
- 10. Proposed Building Footprint

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 CIVIL ENGINEERS • LAND SURVEYORS
 SOIL SCIENTISTS • LAND PLANNERS

Proposed Site Development Map
 prepared for
 Southland Road LLC
 1000 Southland Road
 Town of Huddellury
 County of Riverbank
 State of California
 DATE: March 25, 2015
 SCALE: 1" = 40'

SD.1

BY
7.5'
EN
4.0'
IED
33.0'
WITH
GTH
80.0'
E
EN
RY
ND
)
7



PROPOSED BUILDING
SFE = 6163 (900 SF OFFICE)
FFE = 6067 (11,700 SF RETAIL)
BFE = 6950 (11,700 SF STORAGE)

Southford Road (Route 188)

Southford R

PROPOSED HEDGE ROW (BOXWOOD)
PROPOSED 9'x20' STANDARD PARKING SPACE (TYPE)

PROPOSED TEMPORARY TO BE SURROUNDED BY
PROPOSED BITUMINOUS

SNET #912