



Drubner Commercial
Real Estate Services

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NAME OF BUILDING OR SITE 1585 Meriden Road (Farmingbury Center)

TOWN Wolcott ST. & NO. 1585 Meriden Road ZIP 06716

DESCRIPTION 1,500 SF & 1,800 SF For Lease across from Carabetta Apartments on Waterbury line

WILL DIVIDE _____ PRESENT USES Vacant POTENTIAL USES Retail

BUILDING

FLOORS

	SF	Ceiling
1st fl.	<u>1,500</u>	<u>10</u>
	<u>1,800</u>	<u>10</u>
3rd fl.		
Other		
Office SF		
Total SF avail.	<u>3,300</u>	
Total SF bldg.	<u>11,255</u>	
Type Const.		
Colum spacing		
Yr. built	<u>1976</u>	
No. O/H doors		
Truck docks		
Parking	<u>30</u>	
Expansion		

MECHANICAL EQUIPMENT

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

UTILITIES

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

REMARKS:

Former Package Store
Former Pawn Shop
Join Kwik Mart, China Wok, Silver City
Vapors and Albanian Social Club

AGENT: JOHN FAMIGLIETTI

LAND

Acres 1.42
Zoning GC
Condition of Site (%)
Level _____
Slope _____
Wet _____
Dry _____

TERMS

Lease Prices

1,500 SF \$1,500
1,800 SF \$1,800

Tenant Pays:

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

TRANSPORTATION

Highway Visibility _____
Interstate Highway _____
Exit _____
State Rt. _____
RR Siding _____

ASSESSMENT:

Land: _____
Improvements: _____
Total: _____

Mill Rate: _____
Taxes: _____

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