

# FOR LEASE

MATTHEWS COMMERCIAL PROPERTIES

123 Union City Road, Route 68, Prospect, CT



- **2,950 SF+/- with One Garage Overhead Door**
- **Great Warehouse Space**
- **Clean Working Space**
- **Ideal for Contractors**
- **Close to Route 8**
- **LEASE: \$1,800 Per Month gross plus trash and utilities**

Matthews Commercial Properties  
NICK LONGO  
Cell: 203.578.0208  
Office: 203.753.5800  
Email: [neegall@aol.com](mailto:neegall@aol.com)  
[Matthews Commercial Properties LLC](#)

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## BUILDING

Total SF Total available SF	25,282 SF+/- 2,950 SF+/-
Number of Floors	1
Ceiling Height	14'
Avail Overhead Doors	1 10' X 12'
Exterior Construction	Block
Interior Construction	Block/Sheetrock
Roof	Rubber
Year Built	1969
Lot Size	0.96 Acres
Zoning	Industrial
Parking	Off Street
Interstate/Distance to	I-84 / 3 Miles
Interstate/Distance to	Route 8 / 2 Miles

## COMMENTS

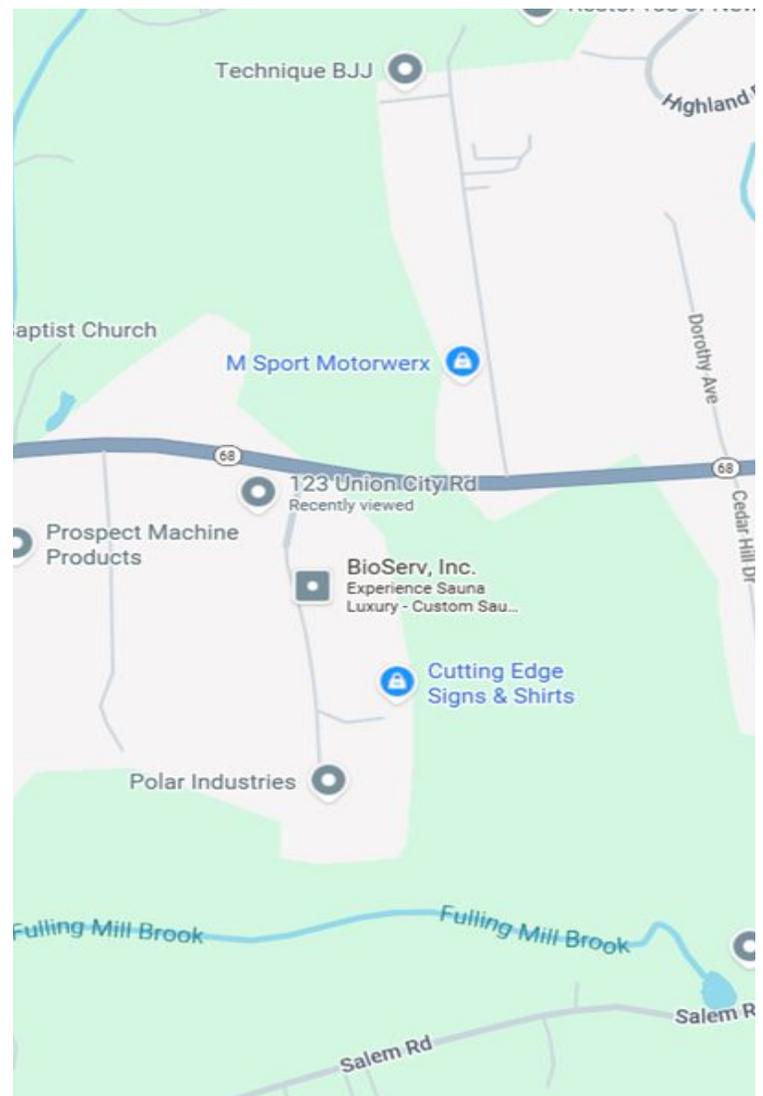
2,950 SF+/- Garage Space with 1 Overhead door
Ideal for Contractors, Close to Route 8

## TERMS

Lease Rate	\$1,800.00 per month gross plus trash and utilities
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## MECHANICALS & UTILITIES

Sewer	Septic
Water	City
Gas	Yes
Electrical	200 Amps, 3 Phase
Air Conditioning	Yes



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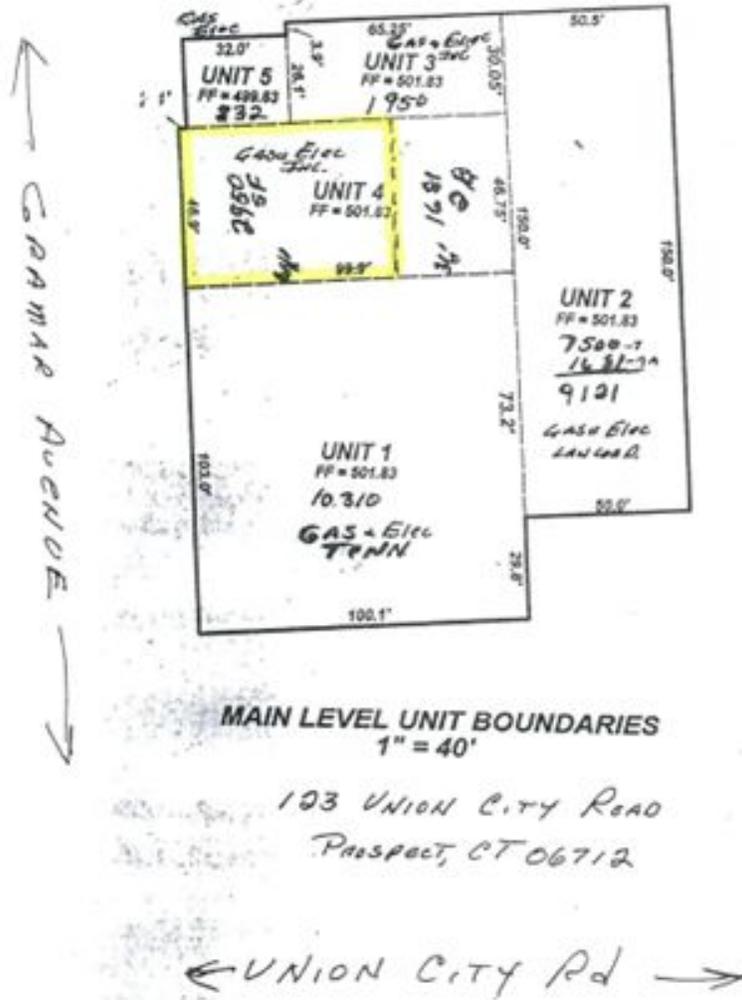
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