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# FOR LEASE



*238 Reservoir Road  
Southbury, CT 06488*

**6,000 +/- S/F**

**Warehouse or Manufacturing with Loading Dock  
Office with Conference Room & Kitchenette**

**Quick Access to I-84**

**Secure Fenced Parking Lot**

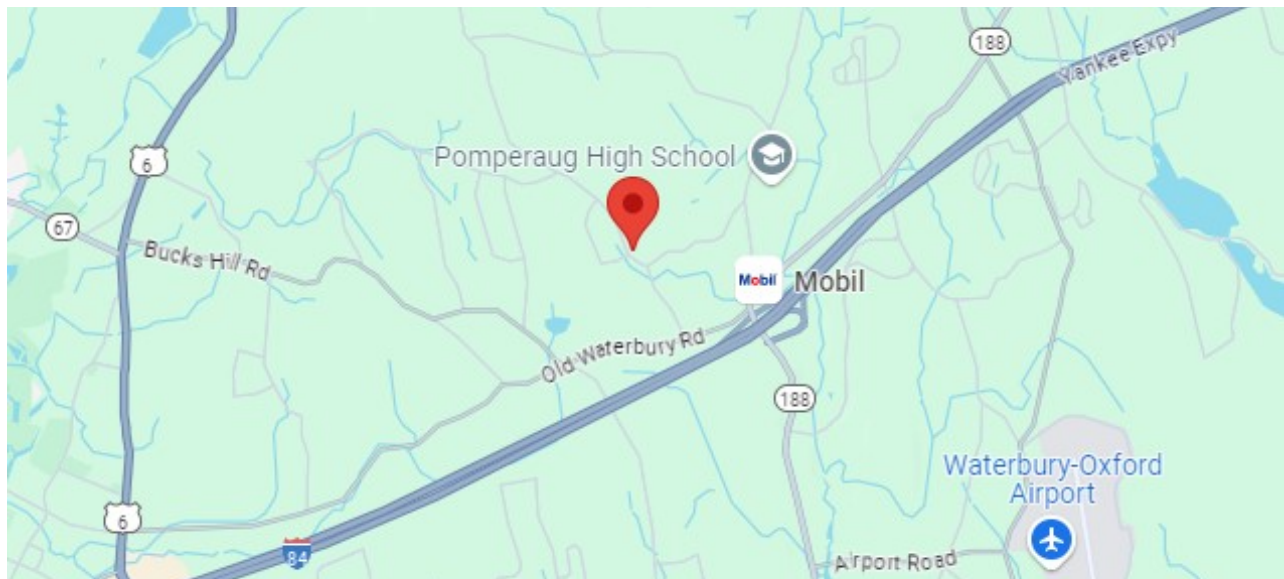
**Offered at : \$12.00 PSF Plus Utilities**



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

<b>PROPERTY ADDRESS</b>		<b>238 Reservoir Road</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL</b>	
Total S/F	12,080 +/-	Air Conditioning	Partial/Office A/C
Number of floors	1	Sprinkler / Type	None
Available S/F	6,000 +/-	Type of Heat	Split/Heat Pump/Electric
Office	1,800 +/- S/F	<b>OTHER</b>	
Loading Dock(s)	(2) 10' / 8'	Acres	2 Acres
Roof	Flat	Zoning	R-60/Industrial/Commercial
Ext. Construction	Steel	Parking	Fenced Parking Lot
Ceiling Height	13'/10' Clear	State Route / Distance	Quick Access to I-84
Date Built	1960	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
Sewer	Septic	Appraisal	
Water	City	Mill Rate	
Gas	No	Taxes	
Electrical	Eversource	<b>TERMS</b>	
400 Amps 120/208 V		Lease	\$12.00 PSF Plus Utilities



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

