

# FOR LEASE

60 Scott Road, Prospect, CT

MATTHEWS COMMERCIAL PROPERTIES



## LEASE RATE REDUCED

### PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a 12,100 SF+/- warehouse located on 2.95 acres / industrial-2 Zone.

### PROPERTY FEATURES

- 10,100 SF+/- Warehouse / Subdividable
- 2,000 SF+/- Office Full AC in Building
- 3 Overhead Doors / 2 Loading Docks
- Well Maintained Building
- Backup Diesel Generator (Full Building)
- Distance to I-84, 1.5 Miles - RT-8, 4 Miles

### LEASE RATE

- \$7.98 PSF Base Rent
- \$1.99 PSF Property Insurance and Real Estate Taxes

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Matthews Commercial Properties LLC [matthewscommercial.com](http://matthewscommercial.com)

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## BUILDING

Total Available SF	12,100 SF+/-
Number of Floors	1
Office Space / Dimensions	2,000 SF+/-, 80' x 25'
Available Loading Docks	2
Warehouse Dimensions	80' x 125'
4 - 10' x 10' Overhead Doors, 1- 12' x 10' Overhead Door	
Total Avail SF Mezzanine	2,000 SF+/-
Exterior Construction	Steel
Interior Construction	Sheetrock
Roof	Steel
Year Built	1997
Ceiling Height Under Beams	12'4" - Low Point 20' - High Point
Parking	30 +/-
Zoning	Industrial-2

## PROPERTY

Lot Size	2.95 Acres
Distance to I-84 & RT-8	1.5 miles, 4 miles

## TERMS

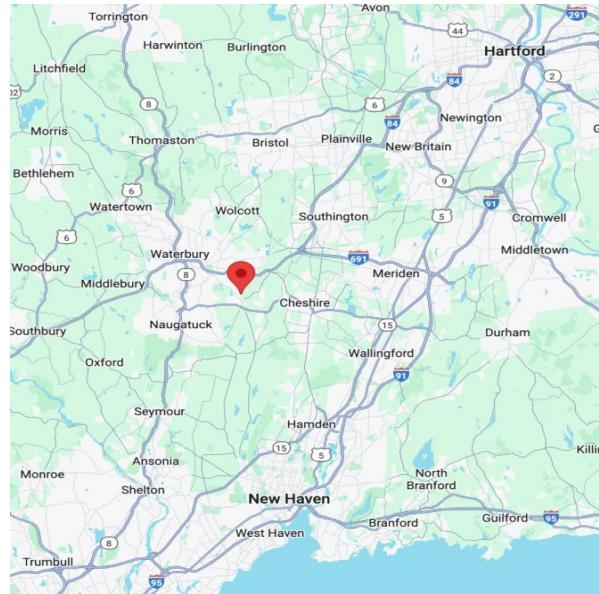
Lease Rate	\$7.98 PSF Base Rent \$1.99 PSF Property Insurance and Real Estate Taxes
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## MECHANICALS & UTILITIES

Type of Heat	Oil / Modine
A/C	Yes / entire building
Electric	Amps 400 Volts 120 Single Phase
Sewer	Septic
Water	Well

## TAXES

Assessment	\$427,980.00
Mill Rate	32.14
Taxes PSF	\$1.37
Annual Taxes	\$13,755.28

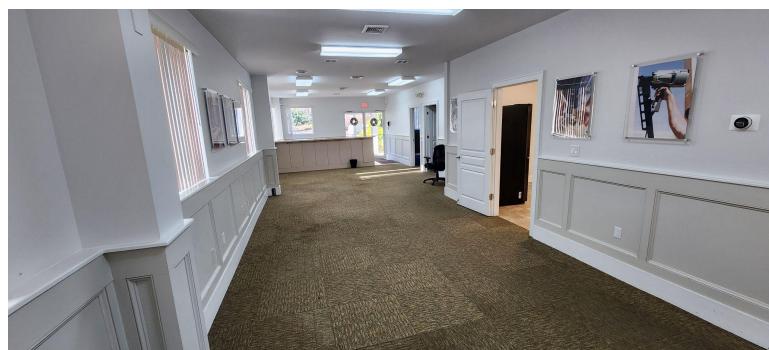


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 819 Straits Tpke, Suite 3B  
 Middlebury, CT 06762  
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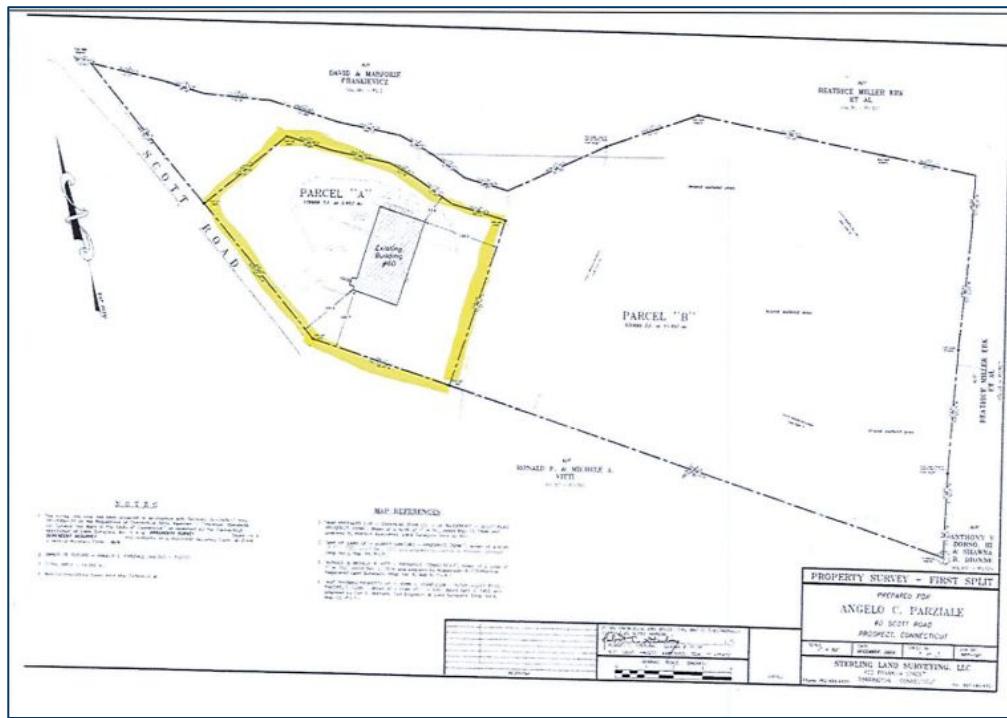
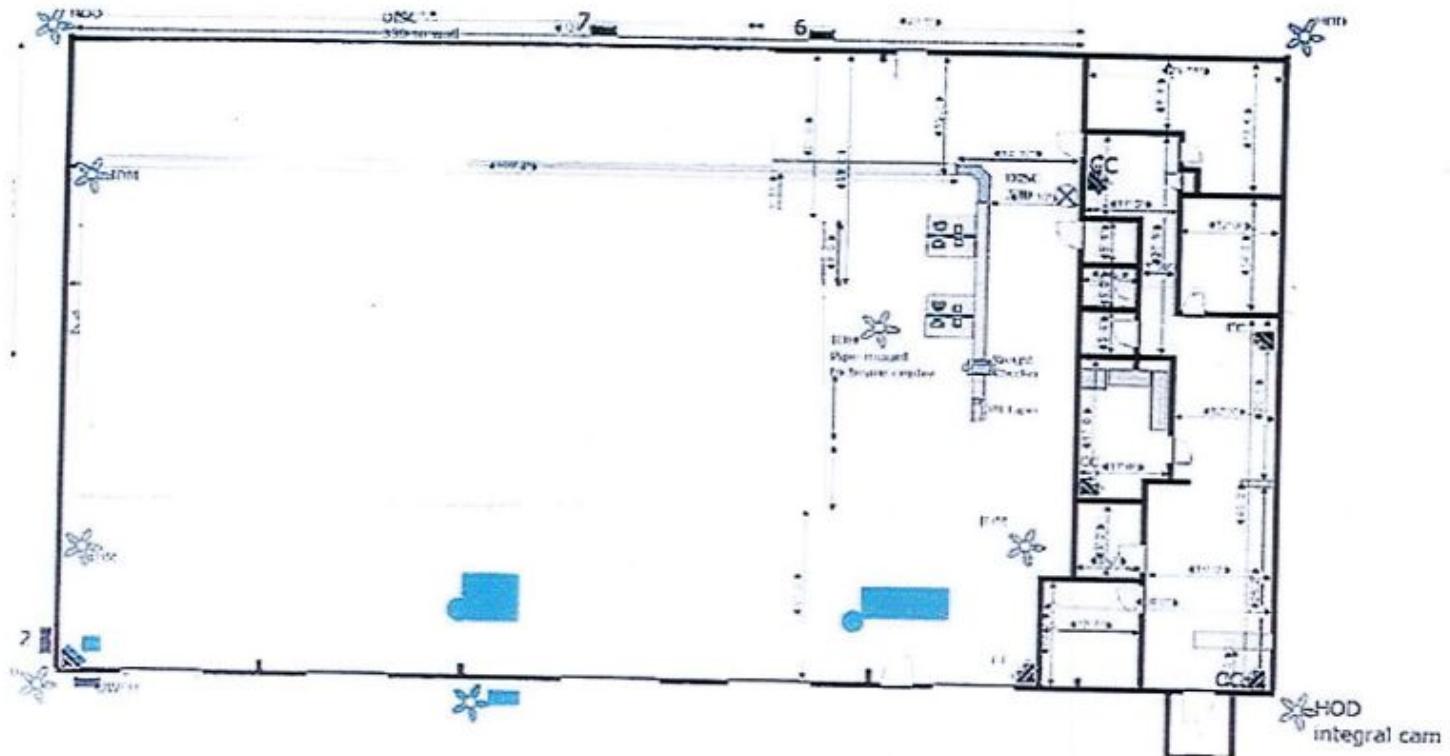
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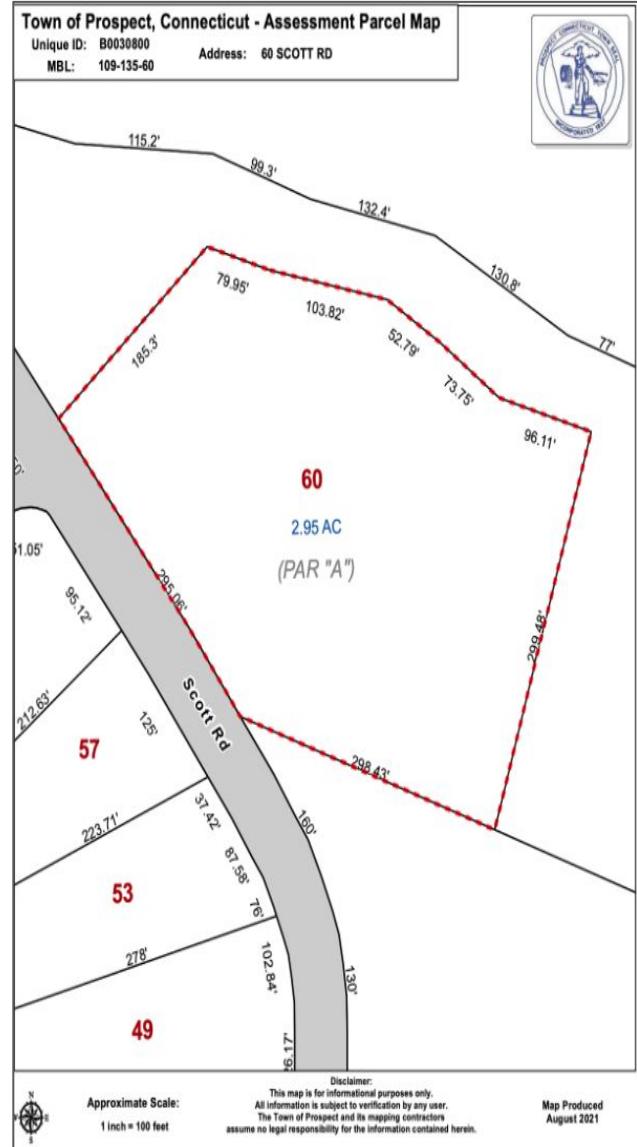
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