

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***80 Turnpike Drive
Middlebury, CT 06762***

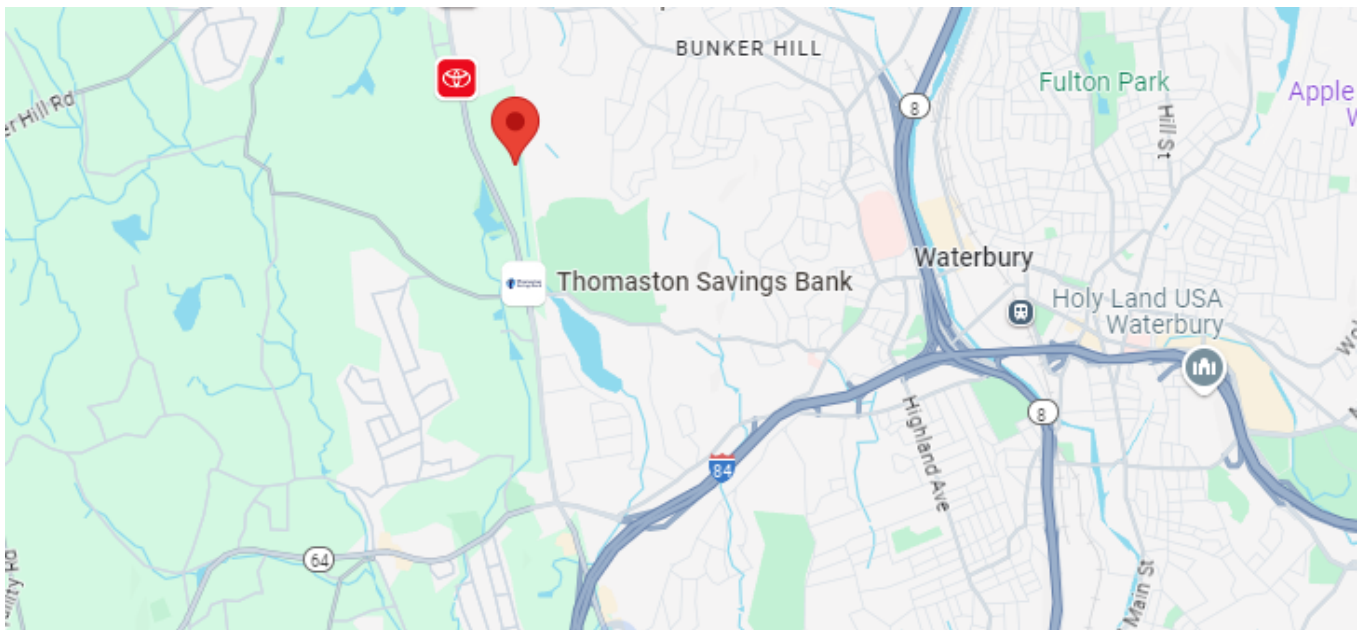
**New Construction - Ready For Occupancy
14,000 +/- S/F Industrial Building
One Suite Remaining: Suite G -1,305 +/- S/F
16' Ceilings - 10'x12' Drive-In Doors
Great Location with Easy Access to I-84 & RT 8
Offered at \$16.50 Gross + Utilities + Snow %**



PROPERTY DATA FORM

PROPERTY ADDRESS	80 Turnpike Drive
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,000 +/-	Air Conditioning	Possible
Floors	1	Sprinkler / Type	No
Avail S/F	1,305 +/-	Type of Heat	Gas
Will subdivide to		OTHER	
Drive- In	10 ' x 12'	Zoning	Industrial
Roof	Steel	Parking	Ample +/- 28 spaces
Ext. Construction	Steel	State Route / Distance To...	2.5 mi to I-84
Ceiling Height	16'	Acres	10 +/-
Date Built	2025	TAXES	
		Appraisal	
UTILITIES	BUYER / TENANT TO VERIFY	Assessment	
Sewer	City	Mill Rate	
Water	Well	Taxes	
Gas	Eversource	TERMS	
Electrical	100 amps/120/208	Lease	
	3 phase	\$16.50 Gross + Utilities + Snow %	



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