



FOR LEASE

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Middlebury, CT, 06762



*80 Turnpike Drive
Middlebury, CT 06762*

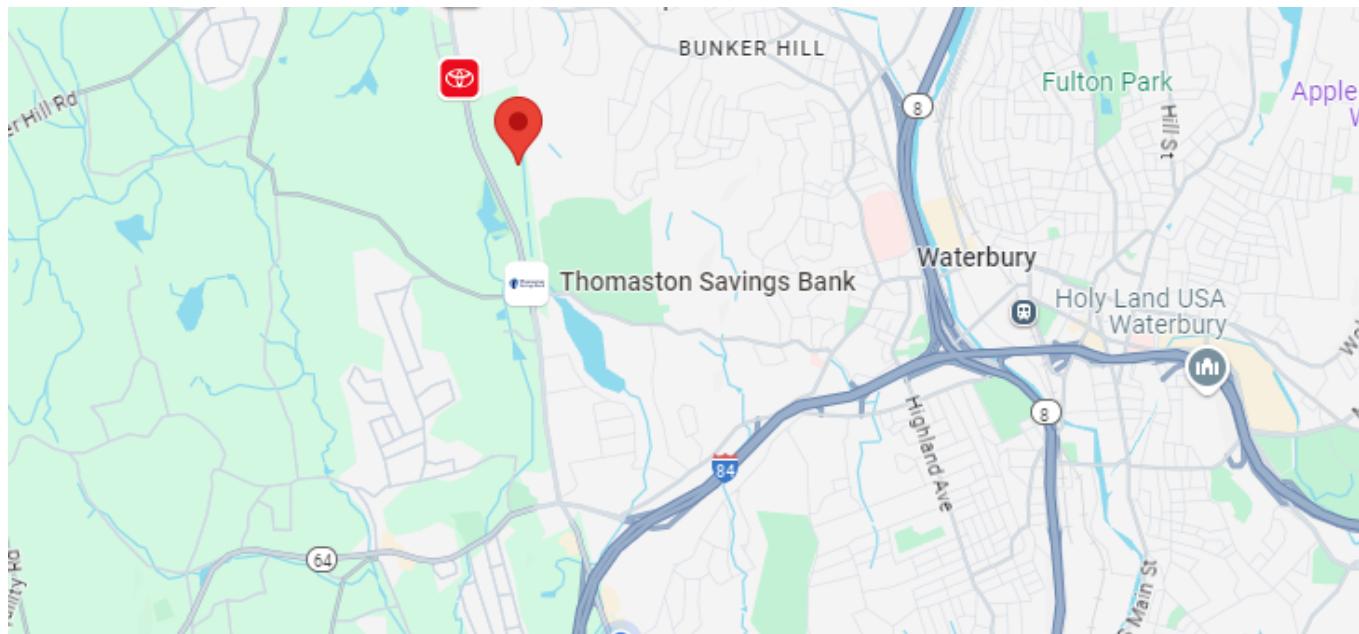
New Construction - Ready For Occupancy
14,000 +/- S/F Industrial Building
One Suite Remaining: Suite G - 1,305 +/- S/F
16' Ceilings - 10'x12' Drive-In Doors
Great Location with Easy Access to I-84 & RT 8
Offered at \$16.50 Gross + Utilities + Snow %



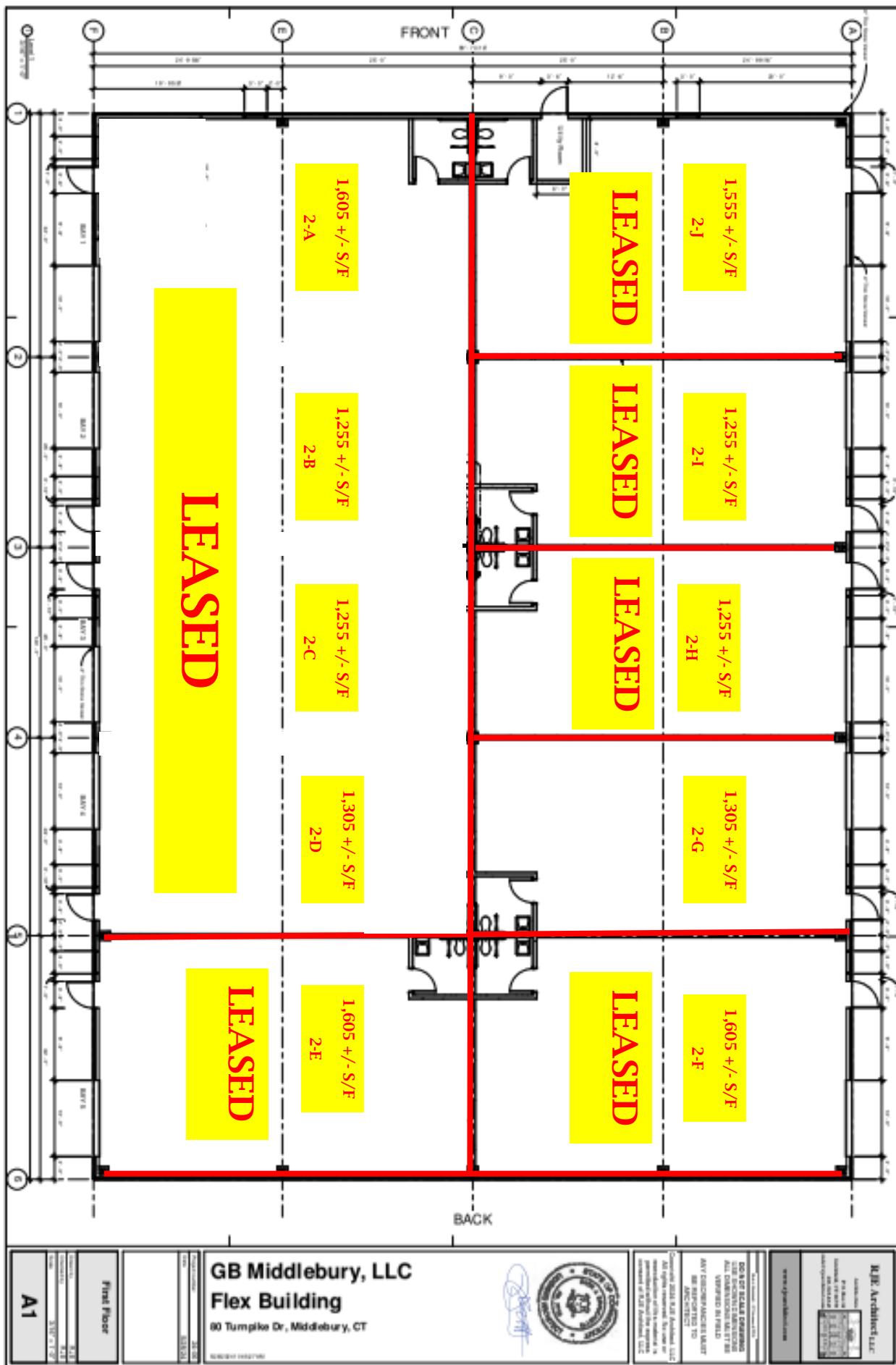
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

| | | | |
|-------------------|-----------------------------|------------------------------|---------------------------------------|
| 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 | |
| UTILITIES | BUYER / TENANT TO VERIFY | | |
| Sewer | City | Mill Rate | |
| Water | Well | Taxes | |
| Gas | Eversource | TERMS | |
| Electrical | 100 amps/120/208 3 phase | Lease | \$16.50 Gross + Utilities + Snow % |



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NOTES:
CROSS-CONTAM. MEASURES SHALL BE IMPLEMENTED IMMEDIATELY AND
AFTER EACH INCIDENT, ANY REPORTS, INVESTIGATIONS, PHOTOS, OR MAPS
AND DOCUMENTS AS SOON AS POSSIBLE AT THE INVESTIGATION
LOCATION. INVESTIGATIVE REPORTS SHALL BE SUBMITTED TO THE TEAM
LEADER AS SOON AS POSSIBLE.

| | |
|------|----------|
| NAME | REVISION |
| NAME | DATE |

GOUDIN PROPERTY BROKERS LLC
50 STRAITS TURNPIKE, SUITE 1
MIDDLEBURY, CT. 06762

GRADING PLAN
DRAINAGE PLAN
EROSION CONTROL PLAN

80 TURNPIKE DRIVE

CIVIL
1

2000

1000

1941
1941
1941
1941
1941

100

LEGEND

D