

# FOR LEASE



**1486 Highland Ave, Unit 6  
Cheshire, CT 06410**

**4,728 +/- S/F Industrial condo  
1,750 +/- S/F Modern Office Space  
Located in Highland Industrial Center  
Easy Access to I-84 & 691  
Ample Parking with One Loading Dock  
Asking \$15 PSF + Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1486 Highland Ave, Unit 6</b>	
<b>CITY, STATE</b>		<b>Cheshire, CT 06410</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	4,728 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	4,728 +/-	Type of Heat	Gas F/A
Office space	1,750 +/-	<b>OTHER</b>	
Loading Dock	1	Acres	Industrial Condo
Ceiling Height	16'	Zoning	I2
Exterior Construction	Block	Parking	Ample
Roof	Composite Built Up	State Route / Distance To...	
Date Built	1987	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$233,590.00
	<b>Tenant/Buyer to Verify</b>	Appraisal	\$333,700.00
Sewer	City	Mill Rate	29.74
Water	City	Taxes	\$6,947.00
Gas	EverSource	<b>TERMS</b>	
Electrical	200 Amp	Lease	\$15 Gross + Utilities





