

Property for Lease

8 Maple Drive, Monroe, CT 06484



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Property Highlights

8 Maple Drive, Monroe, CT 06484

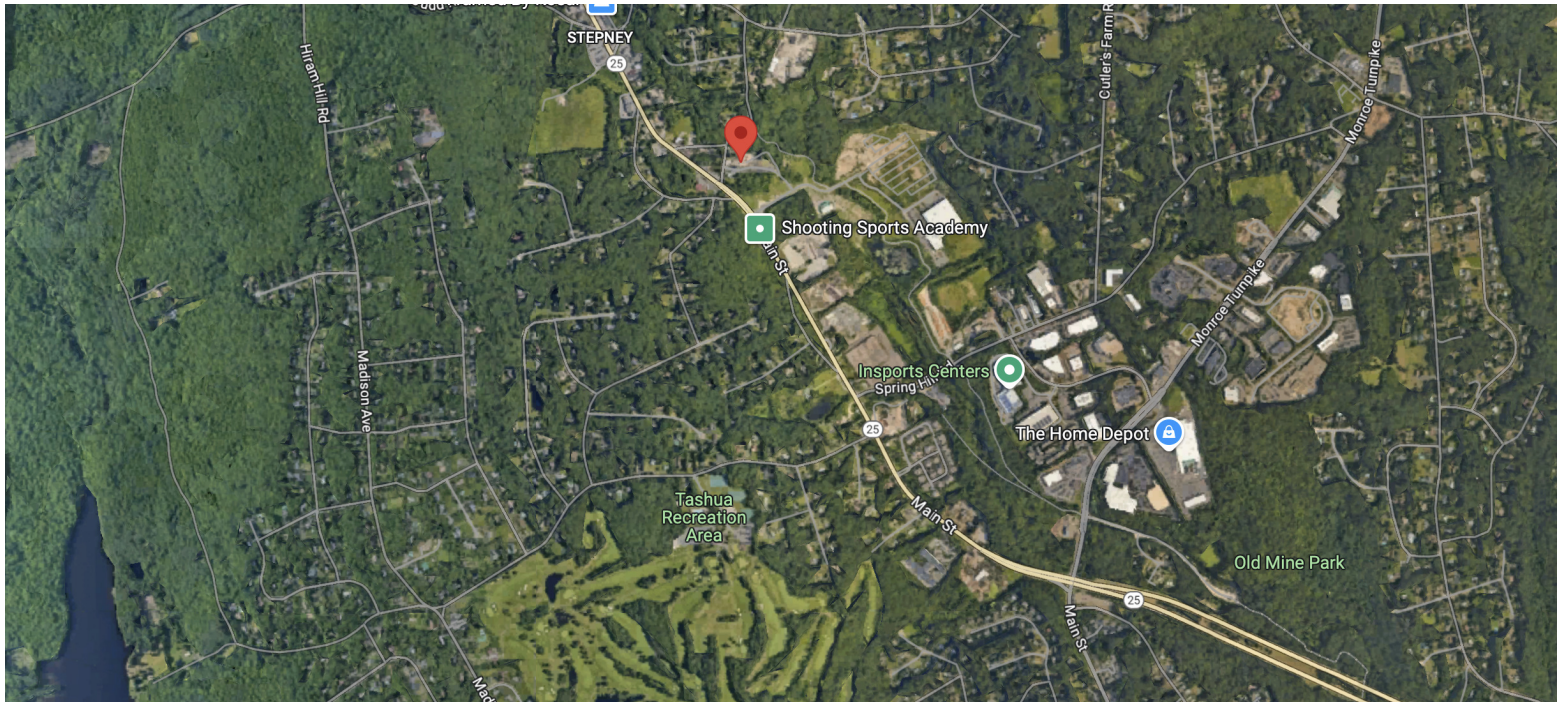
Welcome to 8 Maple Drive situated right off Main Street (Route 25) in Monroe, CT. Located in close proximity to Amazon's warehouse

Property offers a spectacular 6,875 SF flex space on the second floor that features a large open bullpen area with beautiful, well maintained hardwood floors, 8 private offices, a full kitchen, interior restroom and warehouse space with floors that can accommodate heavy machinery

Other Property features:

- Second floor overhead door that can be accessed with forklift
- 15' ceiling height
- 400 Amp/3-phase electrical service
- Ample natural light throughout space
- Heat: Natural Gas
- A/C: Central Air
- City water
- 22,300 VPD (Main Street/Route 25)

- 6,875 SF of Second Floor flex/industrial space available for sublease at \$3,800.00/month plus utilities
- One year term (expires on September 11, 2025)



Office Space 1

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Office Space 2

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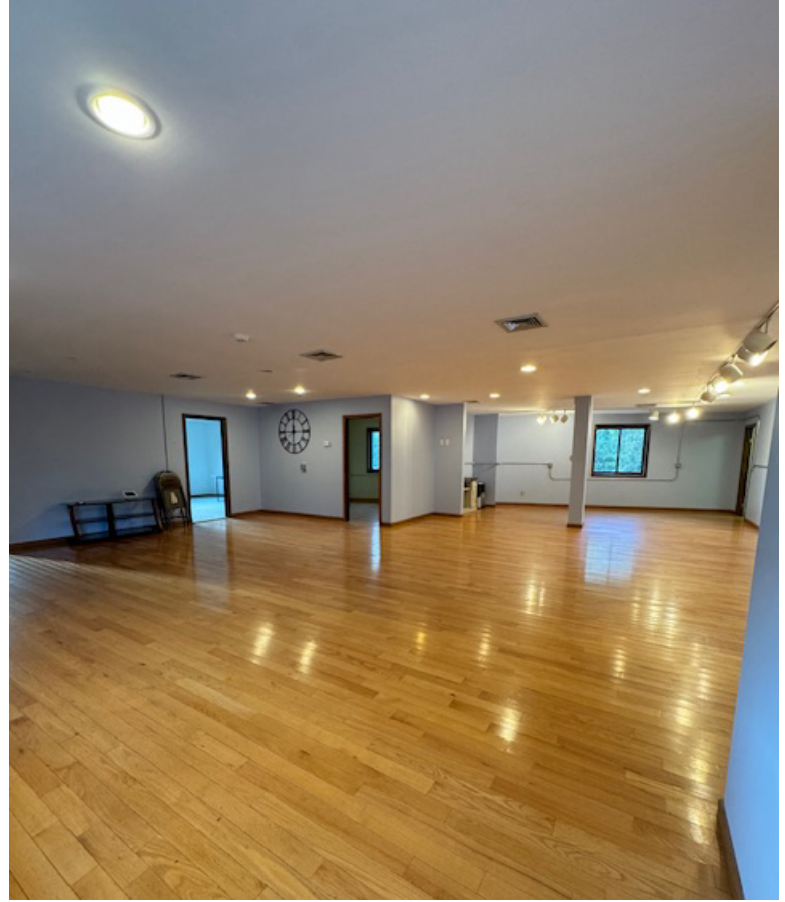
Office Space 3

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Bullpen

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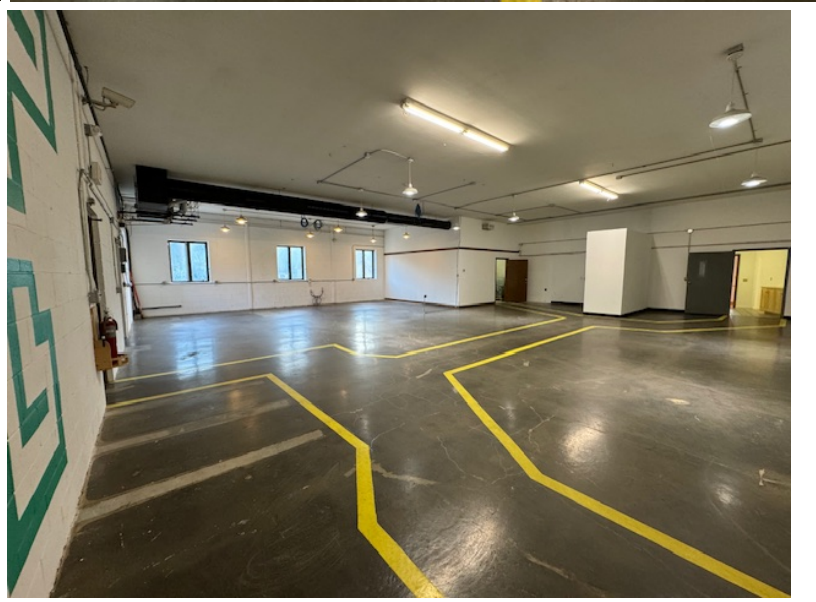
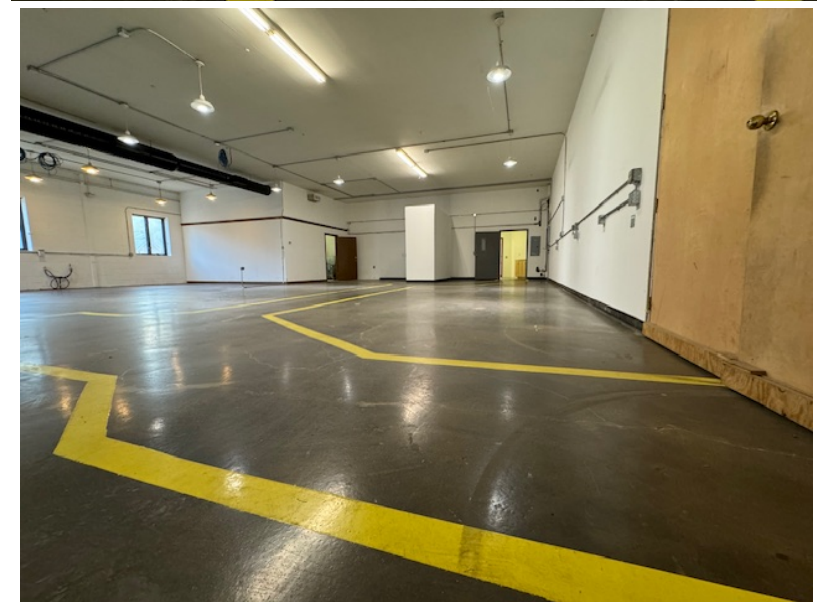
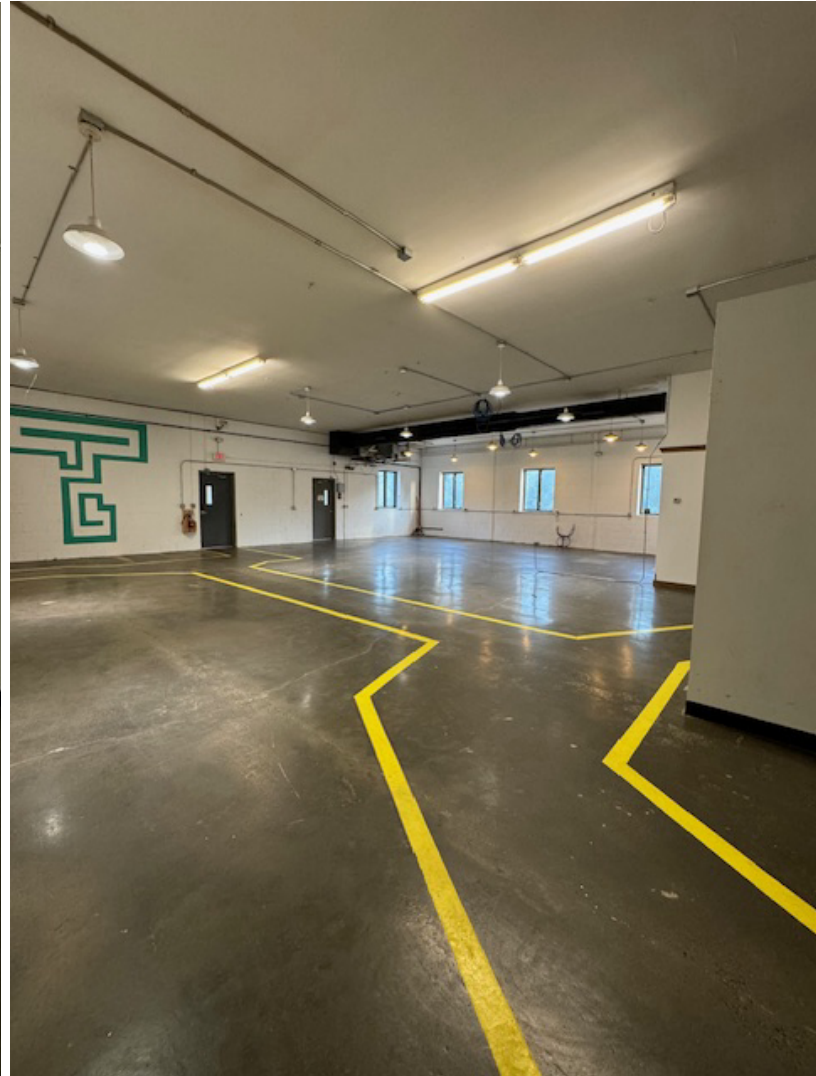
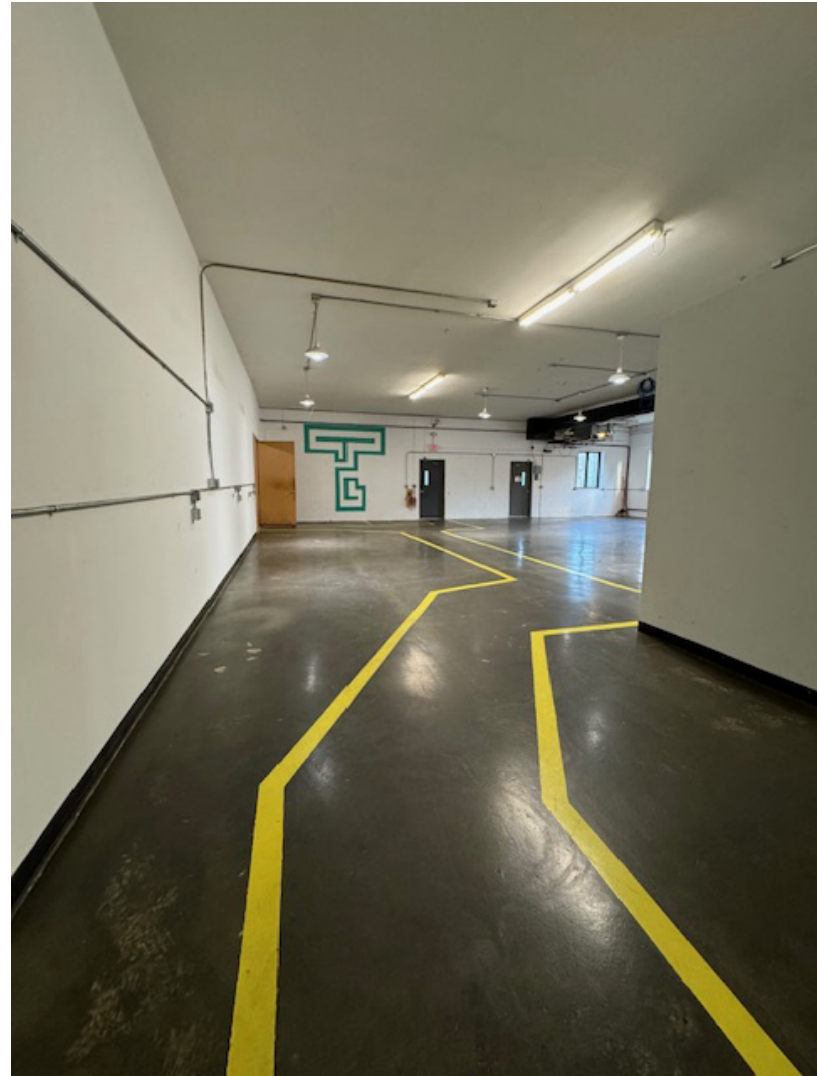
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Warehouse

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Loading Dock

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Interior view of Overhead door on second floor



Exterior view of Overhead door on second floor



Rear Offices

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