



FOR LEASE

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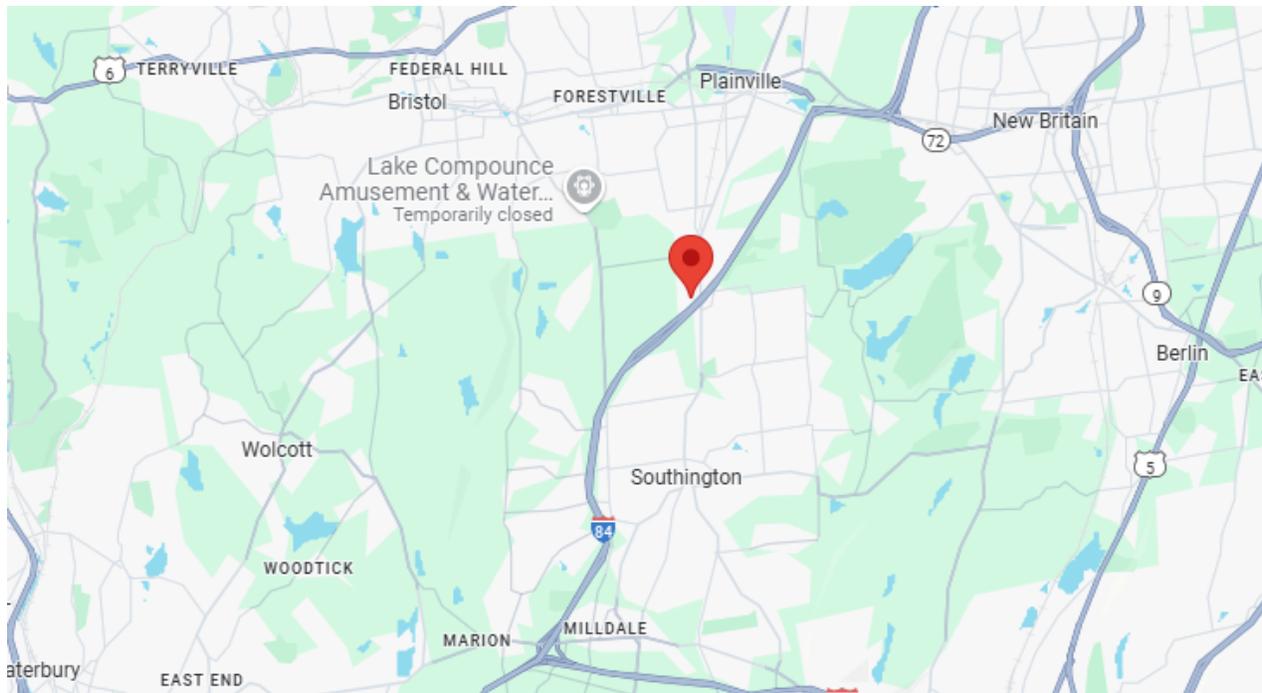
**74 Spring Street
Southington, CT 06489**

**68,500 +/- S/F Industrial Facility
Divisible to +/- 30,000 S/F
Great Distribution or Production Space
Finished Offices & Showroom Space
2 Docks + 1 Drive-in Door
17'-20' Ceilings - Heavy Power
Immediate I-84 Highway Access - Low NNN's
Offered at \$7.75 NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS		74 Spring St	
CITY, STATE		Southington, CT 06489	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	112,213 +/-	Air Conditioning	Offices
Number of floors	1	Sprinkler / Type	Yes - Wet
Avail S/F	68,500 +/-	Type of Heat	Gas
Divisible to	30,000 +/-	OTHER	
Office / Showroom space	10,000 +/-	Acres	5.4
Total/ avail docks	2	Zoning	I-1
Drive-in Door	1	Parking	Ample
Ceiling Height	17'-20'	State Route / Distance To...	.25 I-84
Roof	Rubber - Steel	TAXES	
Ext. Construction	Steel - Masonry	Assessment	\$2,698,710.00
Date Built	1965	Mill Rate	31.44
UTILITIES		Appraisal	\$3,855,290.00
Sewer	City	Taxes	\$84,847.44
Water	City	TERMS	
Gas	Yankee Gas	Sale	\$18,000,000.00
Electrical	2000 Amps/240 V/3 phase	Lease	\$7.75 NNN



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