

FOR LEASE

95 Wolcott Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



- **Retail Space Available**
- **Leased Separately, as well**
- **Retail - 1,500 to 4,500 SF+/-**
- **Separate Utilities**
- **Traffic Count per DOT: 10,600 vehicles per day**
- **Lease Rate: 1,500 - 4,500 SF - \$13.50 - \$15.00 PSF Gross with Base Year Plus on Taxes**

Contact:

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matthewscommercial.com

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BUILDING

Total Available SF	17,000 SF+/-
Number of Floors	1 1/2
Available SF	4,500 SF+/-
Will Subdivide	1,500 SF+/-
Exterior Construction	Cement Block
Interior Construction	Sheetrock
Roof	Pitched / Metal
Year Built	2002
Ceiling Height	9' - 25'

PROPERTY

Lot Size	4 Acres
Zoning	Ind / C100
Parking	Off Street
Distance to I-84 RT-8	3.5 Miles / 3.5 Miles

TAXES

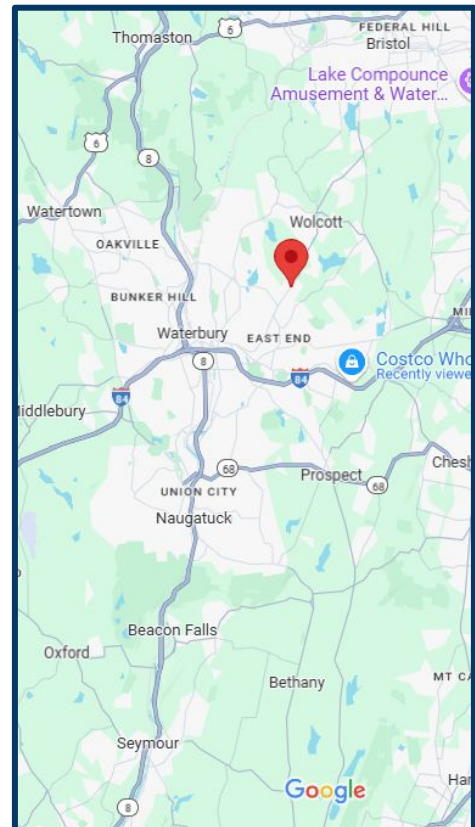
Taxes	\$22,615.00
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TERMS

Retail - 4,500 SF+/-	\$13.50 - \$15.00 PSF Gross with a Base Year Plus on Taxes
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MECHANICALS & UTILITIES

A/C	Office / Retail
HVAC	Retail
Sprinklered	Yes / Wet
Electric	600 AMP 240 Volt 3PH Phase 1,500 SF Space = 150A/3PH
Gas	Eversource
Sewer	City
Water	City



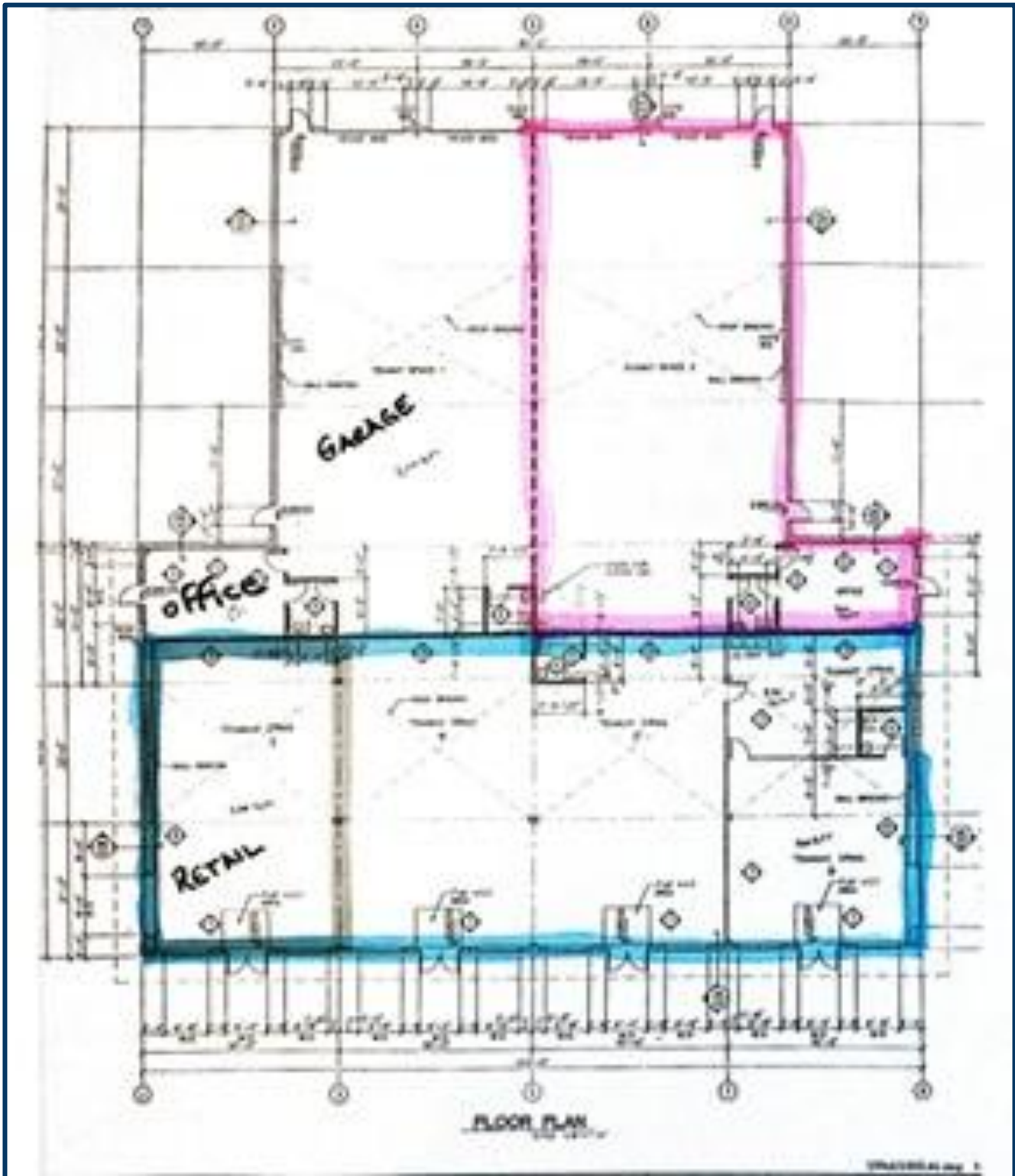
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