



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211,
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
	Sale
X	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE HERITAGE VILLAGE

TOWN Southbury ST. & NO. 450 and 519 Heritage Road ZIP 06488

DESCRIPTION 1,180 SF @ 450 1,200 SF @ 519

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES Office / Retail

BUILDING

FLOORS

	SF	Ceiling
1st fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

MECHANICAL EQUIPMENT

Heat Type GAS
 Elev. _____
 A/C Office YES
 plant _____
 Sprinkler _____
 Roof Type _____
 Year _____
 Other _____

LAND

Acres _____
 Zoning COM
 Condition of Site (%)
 Level _____
 Slope _____
 Wet _____
 Dry _____

TERMS

Lease Price \$15 NNN

UTILITIES

Water: Municipal X Well _____
 Electric: Amp. _____ Phase _____
 Gas: _____
 Sewer: Sanitary X Septic _____

Tenant Pays:

Insurance X
 Heat X
 Water X
 A/C X
 Electric X
 Taxes X

ASSESSMENT:

Land: _____
 Improvements: _____
 Total: _____
 Mill Rate: _____
 Taxes: \$2 +/- SF

REMARKS:

CAM = \$5 SF +/-

AGENT: DAVID THEROUX

TRANSPORTATION

Highway Visibility _____
 Interstate Highway I-84
 Exit 15
 State Rt. 6
 RR Siding _____

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

FIRST FLOOR PLAN

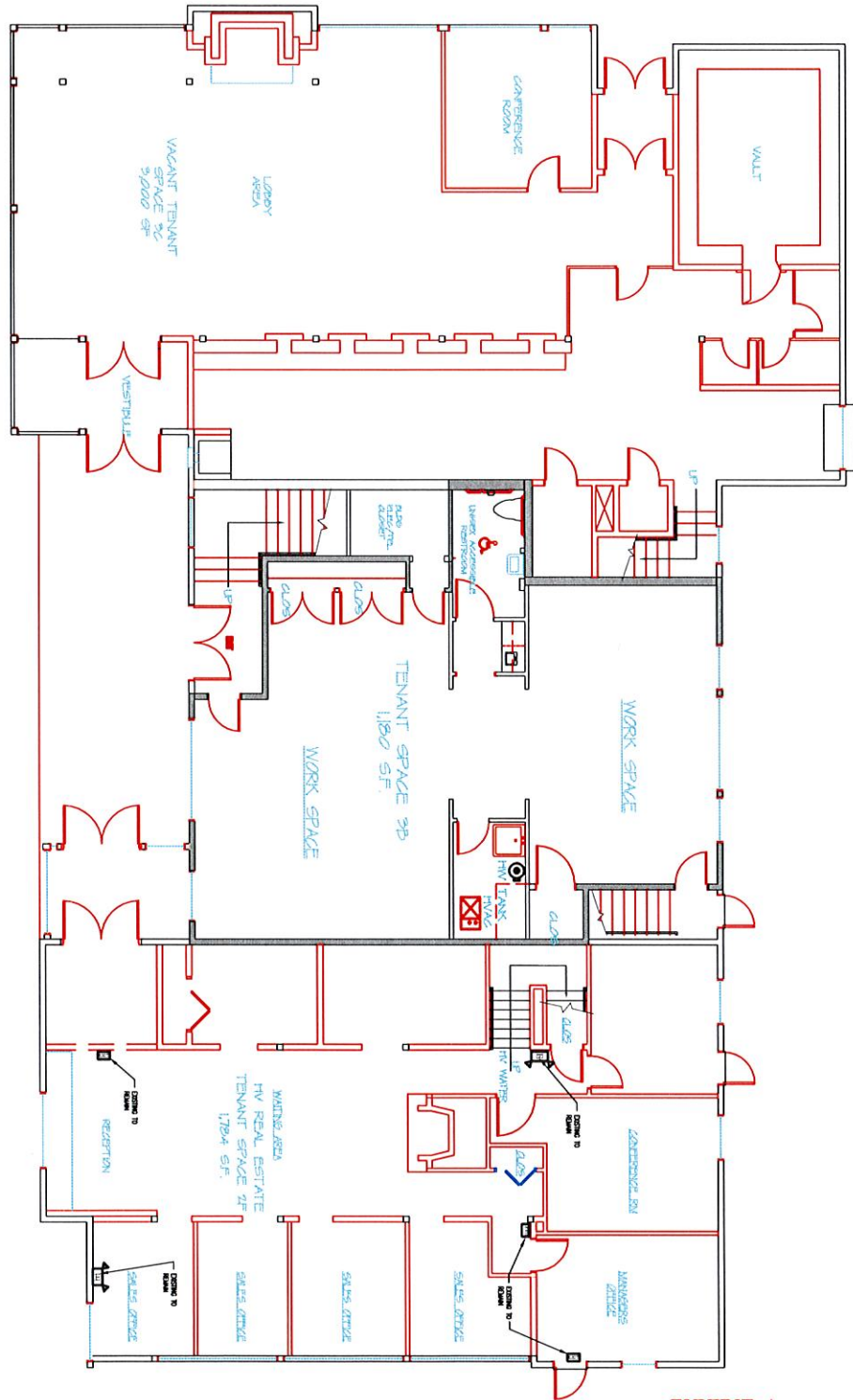
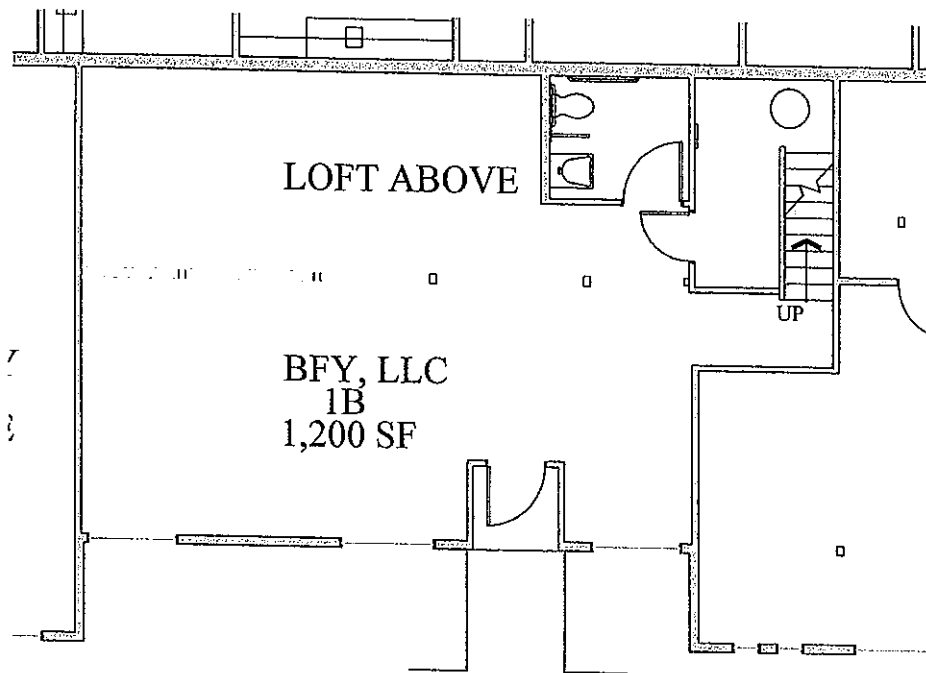
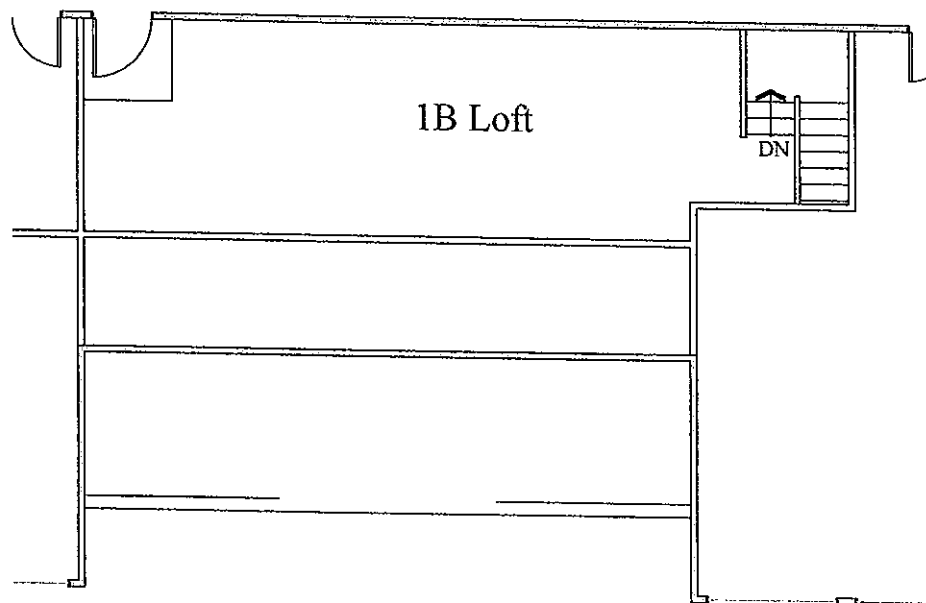


EXHIBIT A

<h2>A-1</h2>	DRAWING NO.
	DATE
REVISIONS	DATE
REV. 1	2/21/22
NTS	
<h3>FIRST FLOOR PLAN</h3>	
<h3>FINANCIAL BUILDING</h3>	
	HERITAGE DEVELOPMENT GROUP, INC. HERITAGE VILLAGE P.O. BOX 873 SOUTHURY, CONNECTICUT 06488 TELEPHONE: 203-264-8291



GROUND FLOOR PLAN



SECOND FLOOR PLAN

EXHIBIT "A"

DRAWING NO. FP-1	DATE: 4/15/19 SCALE: NTS REV:	TENANT SPACE "1B" BFY, LLC.	PROFESSIONAL BUILDING 519 HERITAGE RD SOUTHBRURY, CONNECTICUT 06488 TELEPHONE: 203-264-8291	HRITAGE VILLAGE PROFESSIONAL BUILDING
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