

FOR LEASE



New Construction

**Industrial Warehouse Flex Units
with Bathroom & Small Office**

Ready for Occupancy

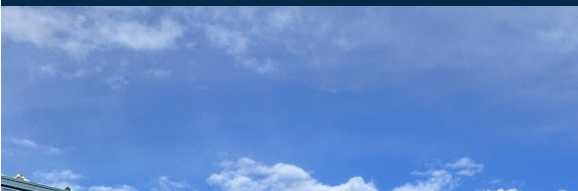
1,525 ft Units (61 x 25)

Up to 8 Left with 17 ft Ceilings / 12 x 12 Door

Can be Combined

Call for Details

***32 Industrial Road
Prospect, CT 06712***



PROPERTY DATA FORM

PROPERTY ADDRESS	32 Industrial Road
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CITY, STATE	Prospect, CT 06712
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BUILDING INFO	MECHANICAL EQUIP.
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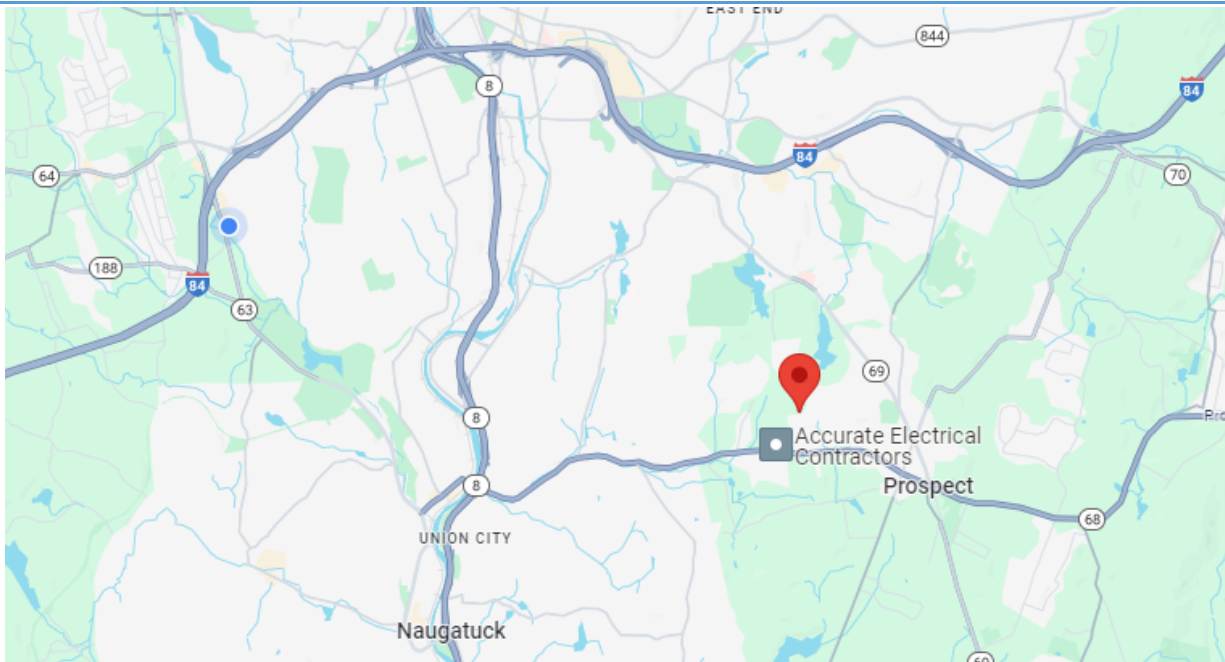
Total S/F	12,200 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	12,200 +/-	Type of Heat	Forced Hot Air
Subdivide to	1,525 ft (61 x 25)	OTHER	
Drive-in	12 x 12 per unit	Acres	5.57
		Zoning	Indus
Ext. Construction	Metal	Parking	Plenty on site
Ceiling Height	17'	State Route / Distance To...	3 mi to Route 8
Roof	Metal	TAXES	
Date Built	2024 New Construction	Assessment	

UTILITIES	Tenant/Buyer to Verify
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Sewer	Septic	Appraisal	
Water	City	Mill Rate	
Gas	Yes	Taxes	

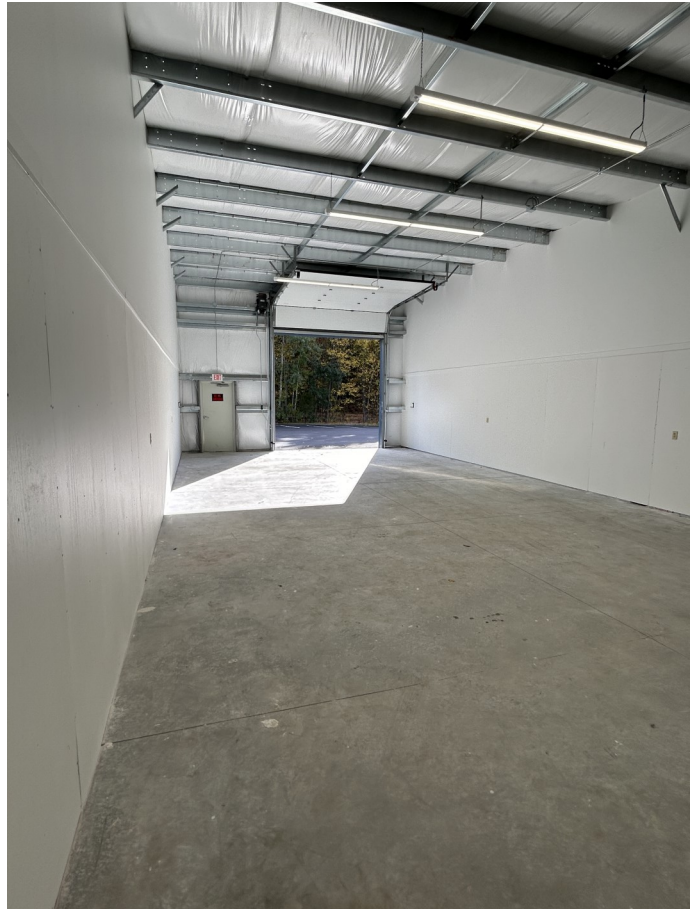
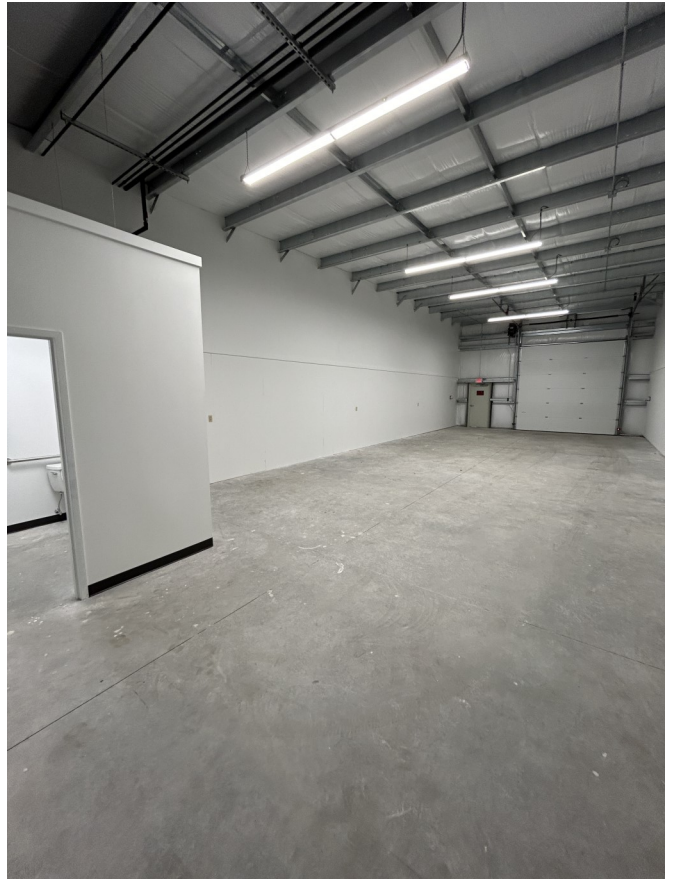
TERMS	
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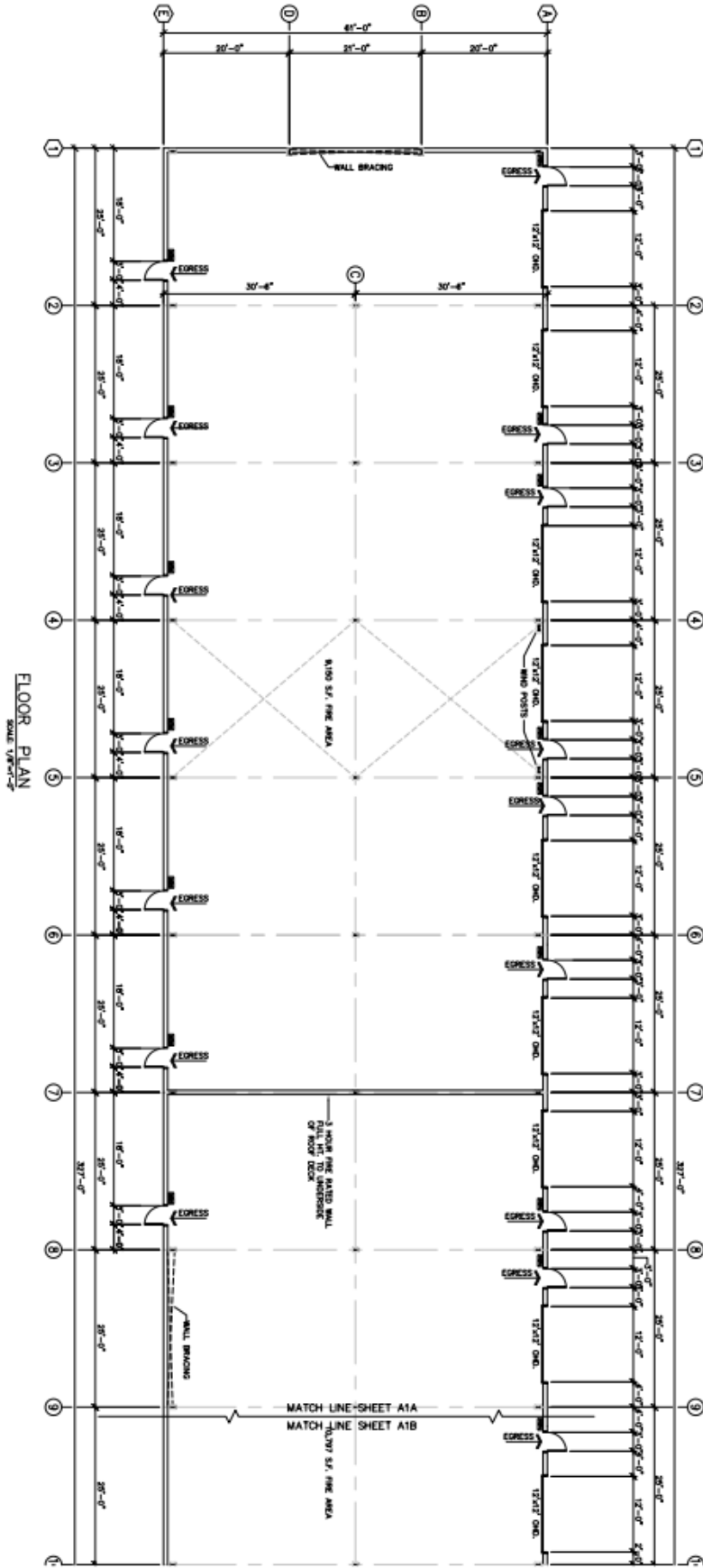
Lease from	Call for details
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FLOOR PLAN
SCALE: 1/8"=1'-0"

© BORGHESI BUILDING & ENGINEERING CO., INC.
 210 EAST 90th STREET, YORKTOWN, CT 06494
 TEL: 860-442-7888 FAX: 860-442-7889
 WWW.BORGHESIENGINEERING.COM

SHEET NO.
A1A

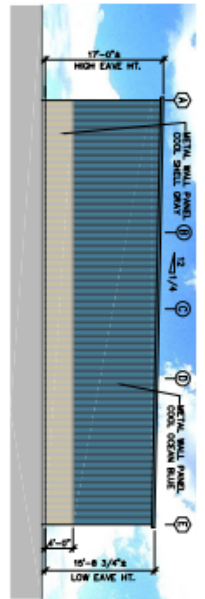
PROJECT		DUFOUR LEASE BUILDING	
DATE		07/18/23	
DESIGNED BY	J.R.M.	APPROVED BY	C.C.
CHECKED BY		SCALE	AS NOTED
210 EAST 90th STREET, YORKTOWN, CT 06494 860-442-7888 FAX 860-442-7889 WWW.BORGHESIENGINEERING.COM			

REVISIONS
 08/28/23 - UPDATED FOR A.B.C. STEEL ORDER
 09/22/23 - UPDATED CODES PER SPECIFICATIONS
 10/02/23 - REVISED COLUMN SIZES & LOCATIONS FOR IMC
 10/02/23 - ISSUED FOR PERMIT

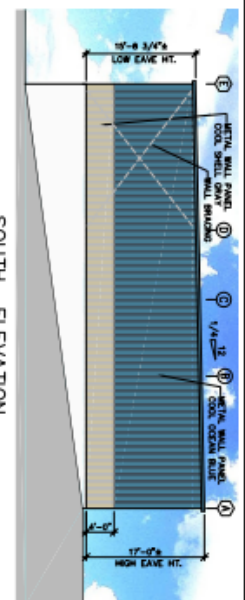
SEAL



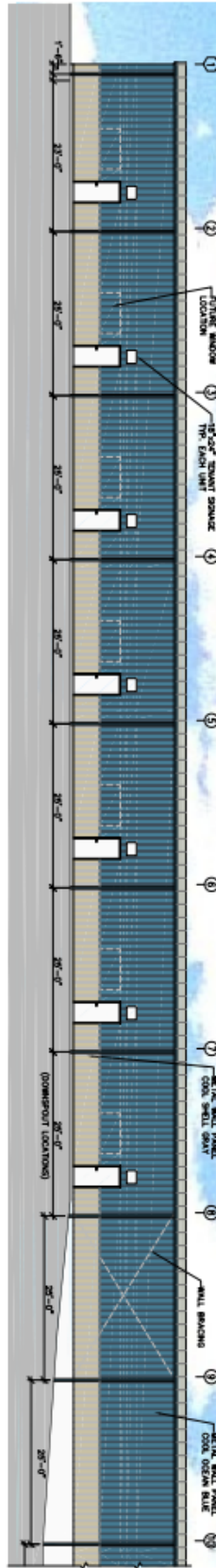
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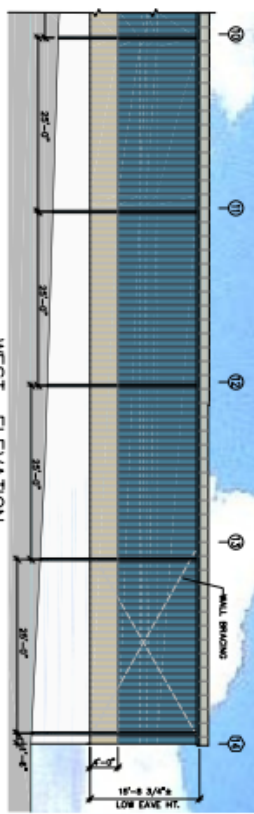
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



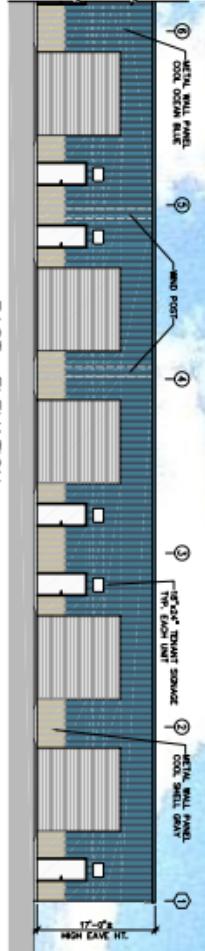
WEST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

QUORICO BUILDING & ENGINEERING CO., INC.
1000 WEST 10TH STREET, SUITE 200
TOWSON, CT 06468
TEL: 860-291-1111 FAX: 860-291-1112
WWW.QUORICO.COM

SHEET NO. A2	PROJECT DUFOR LEASE BUILDING 205 & 207 INDUSTRIAL LANE, PROPER, CT	
	DESIGN BY J.M.M.	APPROVED BY C.C.
	DATE 07/15/23	SCALE AS NOTED
	205 EAST 20th STREET, TOWSON, CT 06468 860-291-1111 / 860-291-1112	

REVISIONS
07/28/23- UPDATED FOR SEC PLAN REVIEW LETTER DATED 7/14/23
08/01/23- UPDATED FOR A.B.C. STEEL ORDER
08/28/23- UPDATED CHDS PER SPECIFICATIONS

SCALE

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Building & Engineering Co., Inc.