



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
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LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
X	Indust.
X	Retail
X	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 5 Acres - Rt. 188

TOWN Middlebury ST. & NO. _____ ZIP _____

DIRECTIONS Corner of North Benson Road

DESCRIPTION Can build 8,400 SF on 1 level - possible retail zone extension - sale or build to suit

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES _____

BUILDING

FLOORS

	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.	8,400	
Total SF bldg.	8,400	
Type Const.		
Colum spacing		
Yr. built	approved for	
No. O/H doors		
Truck docks		
Parking	50 cars	
Expansion	no	

MECHANICAL EQUIPMENT

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

UTILITIES

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

LAND

Acres 5
Zoning LI 200
Condition of Site (%)
Level X
Slope _____
Wet _____
Dry _____

TERMS

Sale Price TBD
Lease Price TBD

Tenant Pays:

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

ASSESSMENT:

Land: _____
Improvements: _____
Total: _____

Mill Rate: _____
Taxes: _____

REMARKS: _____

TRANSPORTATION

Highway Visibility Yes
Interstate Highway I-84
Exit 16
State Rt. 188
RR Siding no

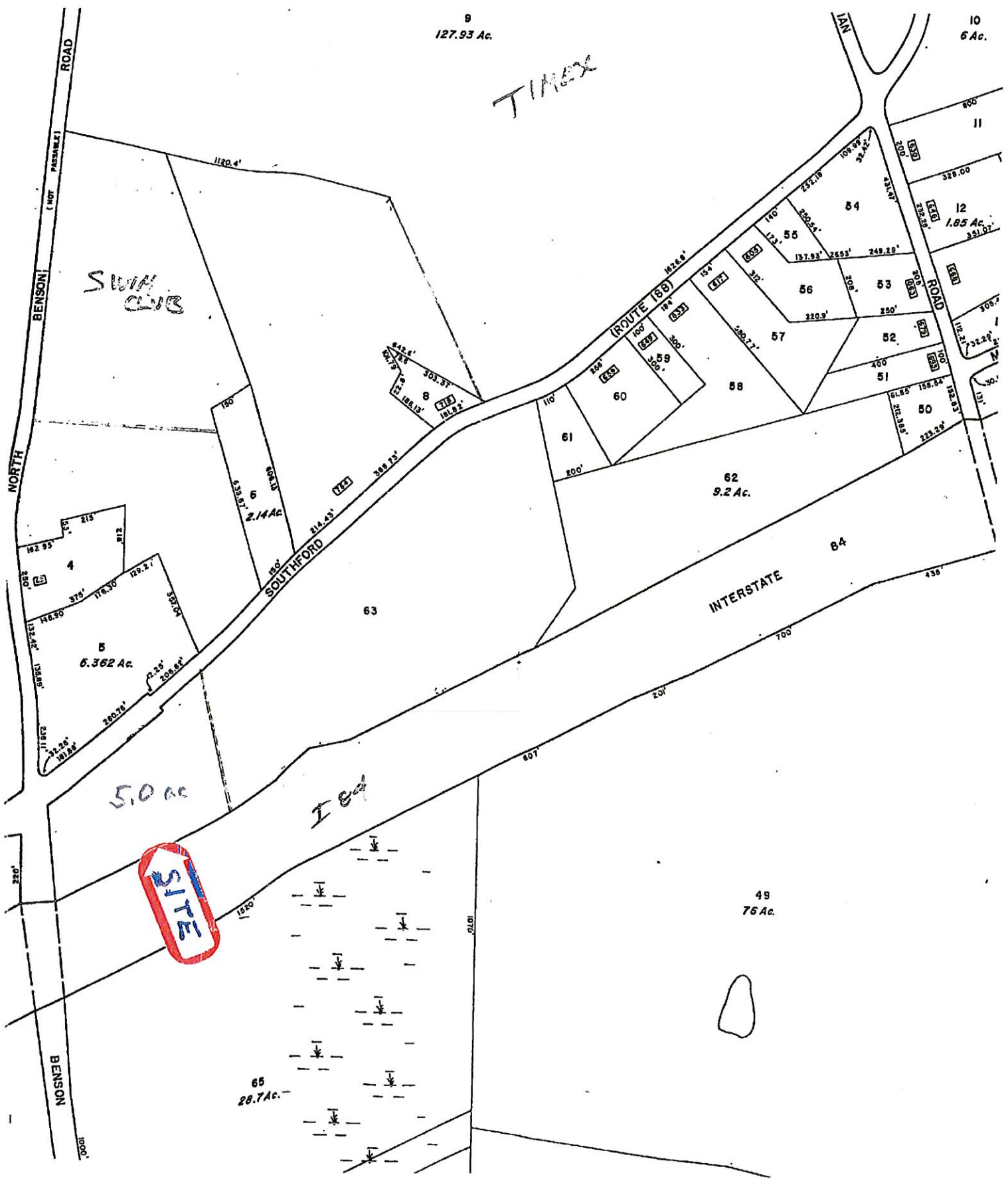
AGENT: DAVID R. THEROUX

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.

9
127.93 Ac.

10
6 Ac.

TIMEX



SITE

5.0 ac

65
28.7 ac

49
76 ac

INTERSTATE

MIDDLEBURY CT.

5.0 ac AVAILABLE - SALE or BUILD to SUIT

