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# FOR LEASE



**617 S Britain Rd  
Southbury, CT 06488**

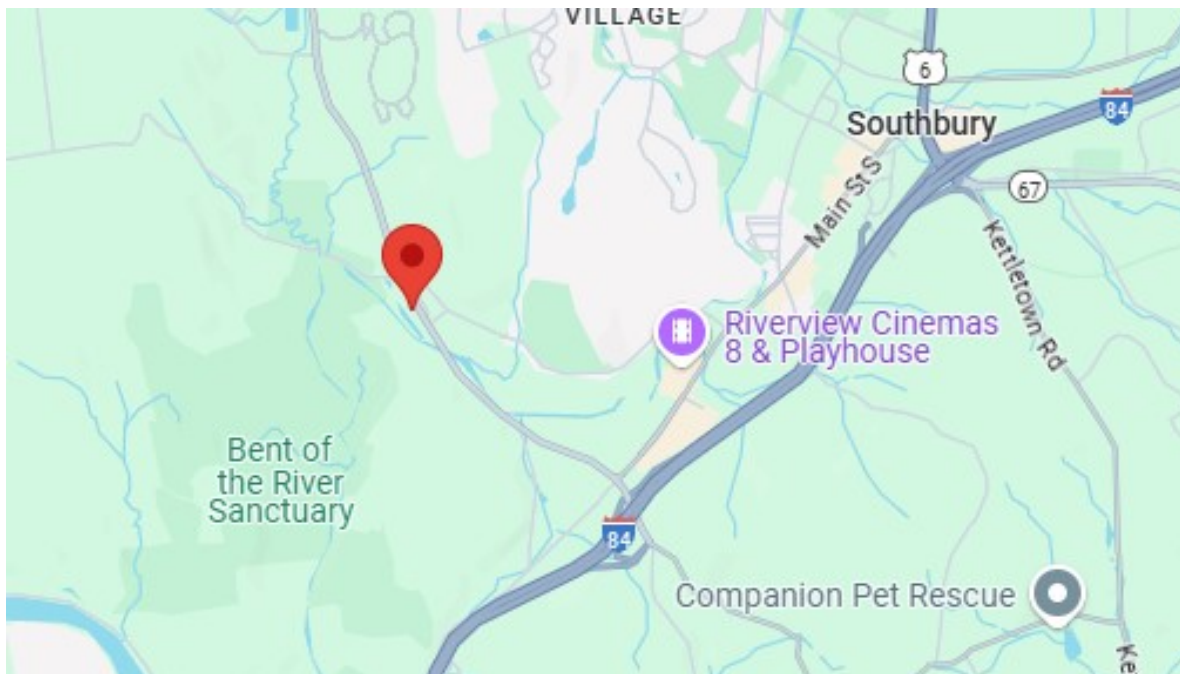
**Light & Bright Professional Office  
on Well Traveled RT 188  
1st Floor +/- 1,228 S/F  
Conference Room, Break Area & Open Bull Pen Space  
with Storage & Plenty of Parking  
2nd Floor +/- 1,200 S/f  
Open Floor Plan with 2 Large Spaces & Bathroom  
Lease: 1st Floor Only \$2,500.00 Gross + Utilities  
1st & 2nd Floor \$18 PSF Gross + Utilities**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>617 S Britain Rd</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,450 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	2,450 +/-	Type of Heat	Mini split
Exterior Construction	Clapboard	<b>OTHER</b>	
Ceiling height	9'	Acres	.34
Roof	Arch Shingles	Zoning	RZ0
Date Built	1950	Parking	Plenty Front/Back
		State Route / Distance To...	5/10 to 84
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	Septic	Mill Rate	
Water	Well	Taxes	
Gas/Oil	Gas	<b>TERMS</b>	
Electrical		Lease	1st Floor Only \$2,500 Gross + Utilities
			1st & 2nd Floor \$18psf Gross + Utilities



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# Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial

