

FOR LEASE

137 Tosun Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES

SMALL INDUSTRIAL UNITS AVAILABLE ON TOSUN RD., WOLCOTT



- **13,865 SF+/- Industrial Building**
- **Unit 4 - 2,500 SF+/- with 2 Drive-In Doors = \$2,500.00**
- **Unit 6 - 2,275 SF+/- with great on-site parking = \$2,275.00**
- **Separate Heat and Electricity**
- **Conveniently Located on the Wolcott / Waterbury Line**
- **No Automotive**

EXCLUSIVELY LISTED BY:

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

GERRY D. MATTHEWS 203.753.5800

matthewscre@gmail.com

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BUILDING

Total SF	13,865 SF+/-
Number of Floors	1
Available SF (4,775 SF+/-)	Unit 4 - 2,500 SF+/- Unit 6 - 2,275 SF+/-
Office Space	Yes
Interior Construction	Block
Ceiling Height	16'
Drive-In Doors (2)	1 - 10' x 14' 1 - 12' x 14'
Exterior Construction	Block
Roof	Rubber / 2014

UTILITIES

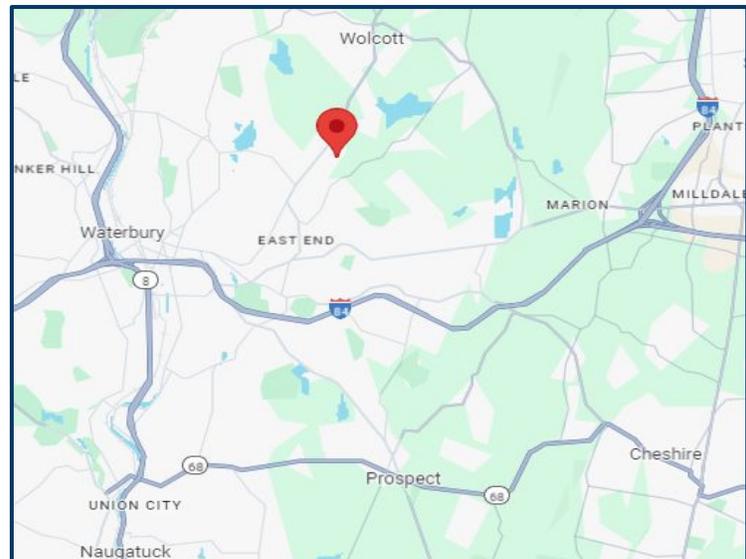
Sewer	Town
Water	Well
Electric	Eversource
Type of Heat	Oil / Hot Air

LAND

Lot Size	0.94
Zoning	Industrial
Parking	Good

TERMS

Lease Rate	Unit 4 - \$2,500 P/M Gross plus Base Year on Real Estate Taxes Unit 6 - \$2,275 P/M Gross plus Base Year on Real Estate Taxes
<ul style="list-style-type: none"> All Tenants pay for their separate Heat and Electricity Landlord pays for current Real Estate Taxes, Sewer, Well Water, and Snowplowing 	



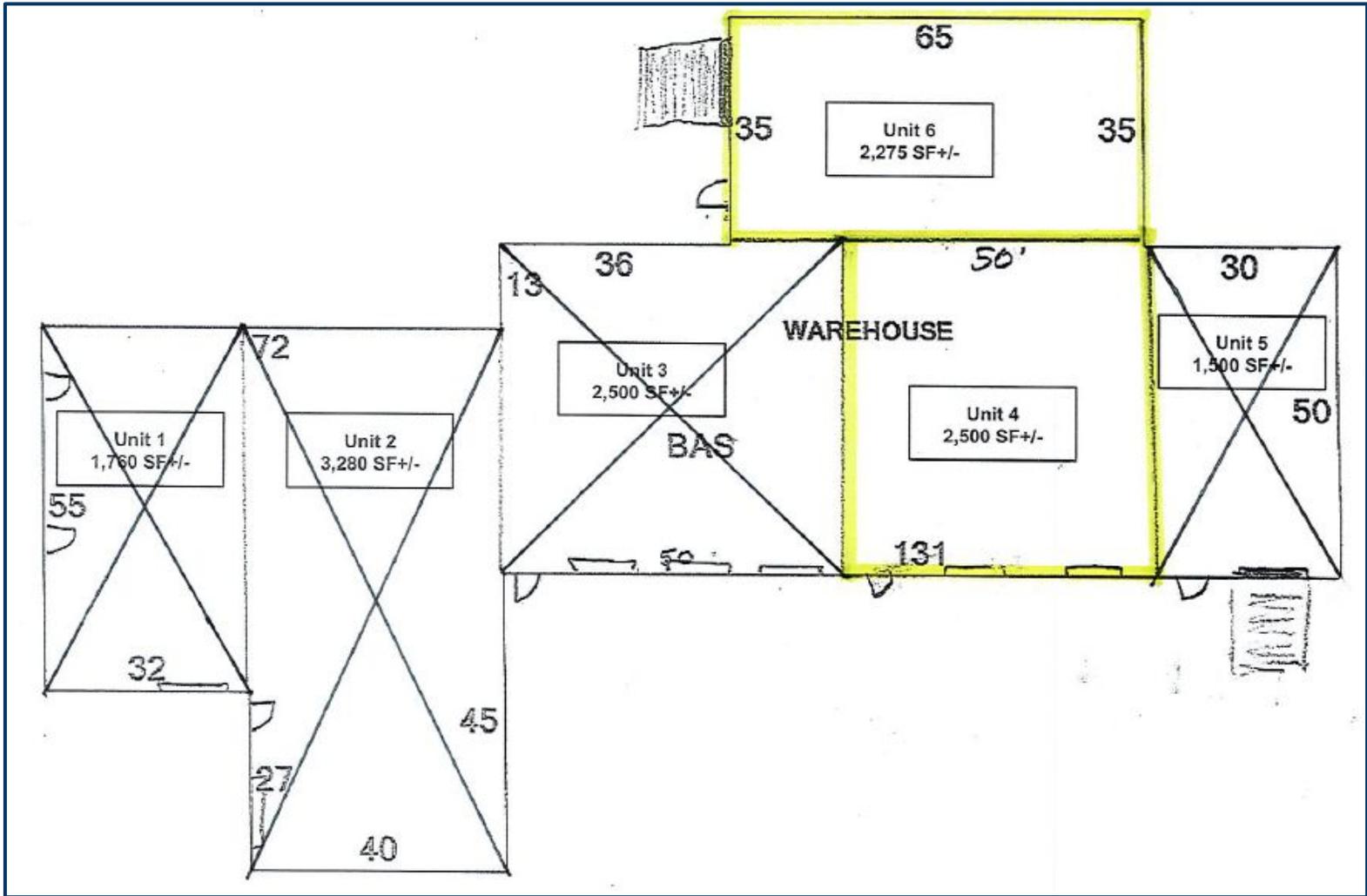
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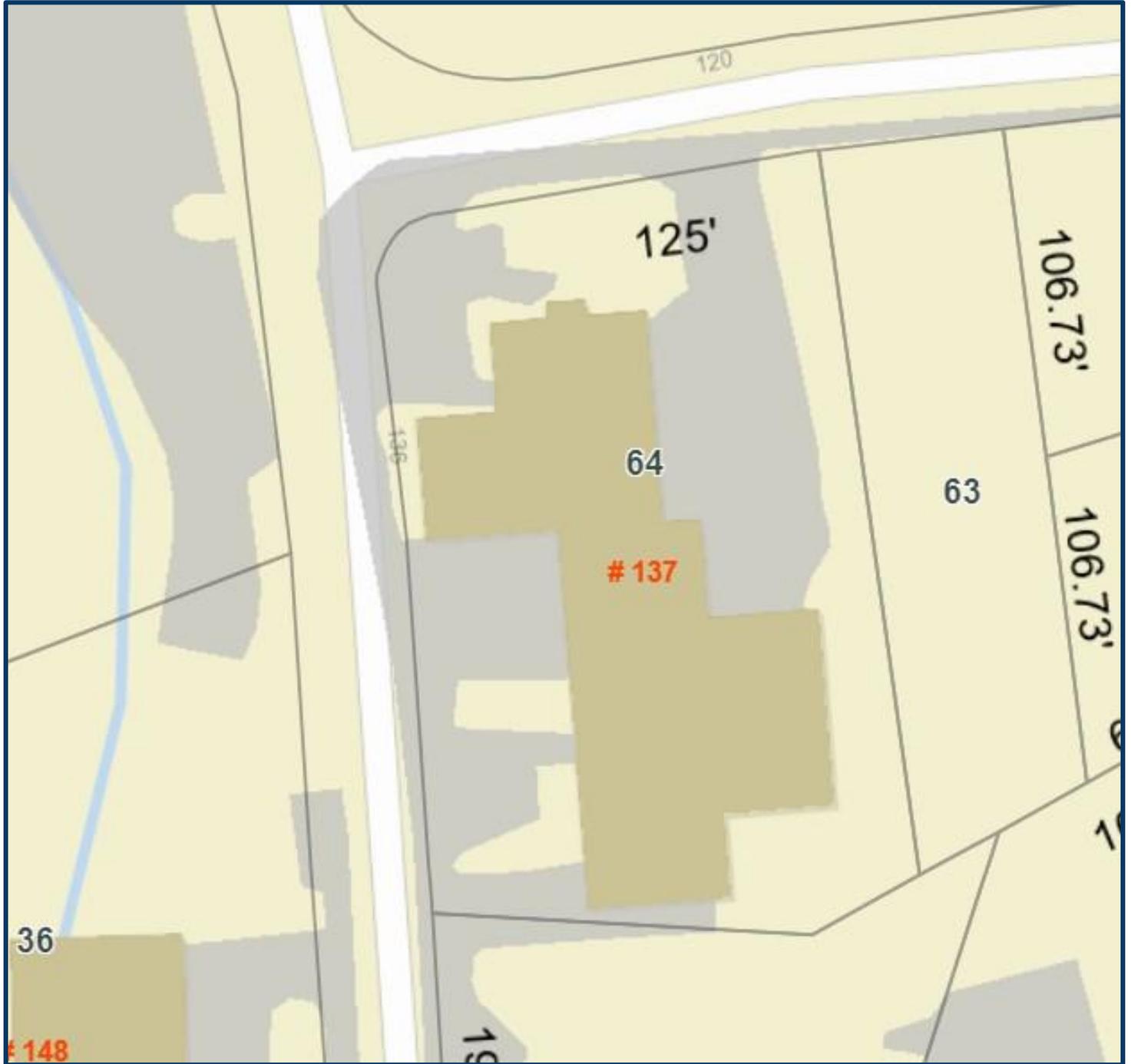


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