

Proposed Building
\$9.00 psf NNN

Ground Lease
\$50,000
per year nnn

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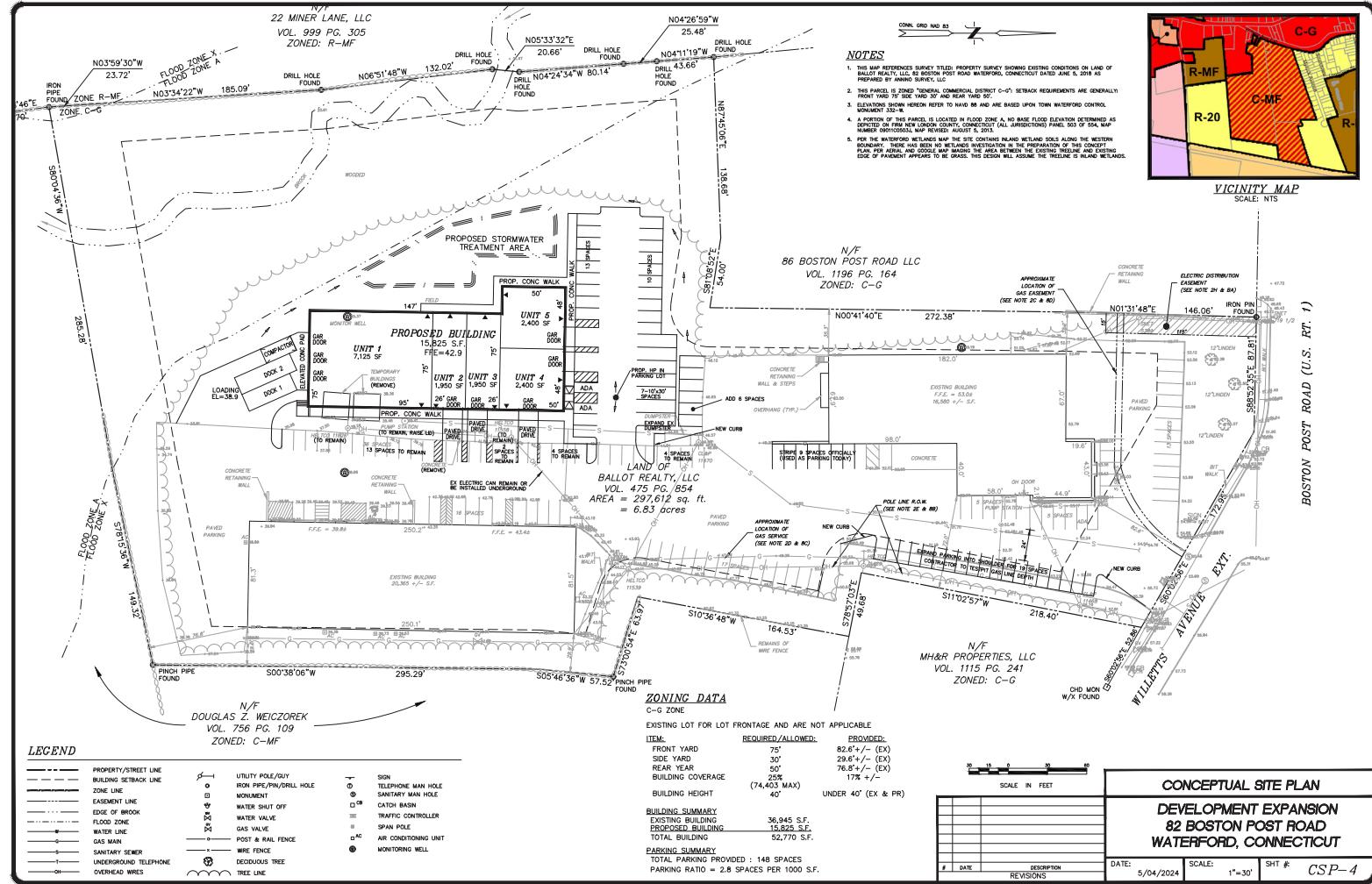
**Proposed flex/industrial building for lease
Prime location in Waterford, CT**

82 Boston Post Road, Route 1 in Waterford is a ±15,000 sf proposed commercial/retail/industrial/flex property. Subdividable to ±7,000 sf. 100+ parking spaces on site, and at a corner traffic light, this well traveled location offers a prime location for your commercial needs.

Features

- ±15,000 sf proposed building for lease at \$9.00 psf NNN
- Delivery date 2025 - 4th Quarter
- Subdividable to ±7,000 sf
- ±1.8 acre ground lease at \$50,000 per year nnn
- Abundant parking
- Immediate highway access

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