



FOR LEASE

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**185 Middle Turnpike West
Manchester, CT 06040**

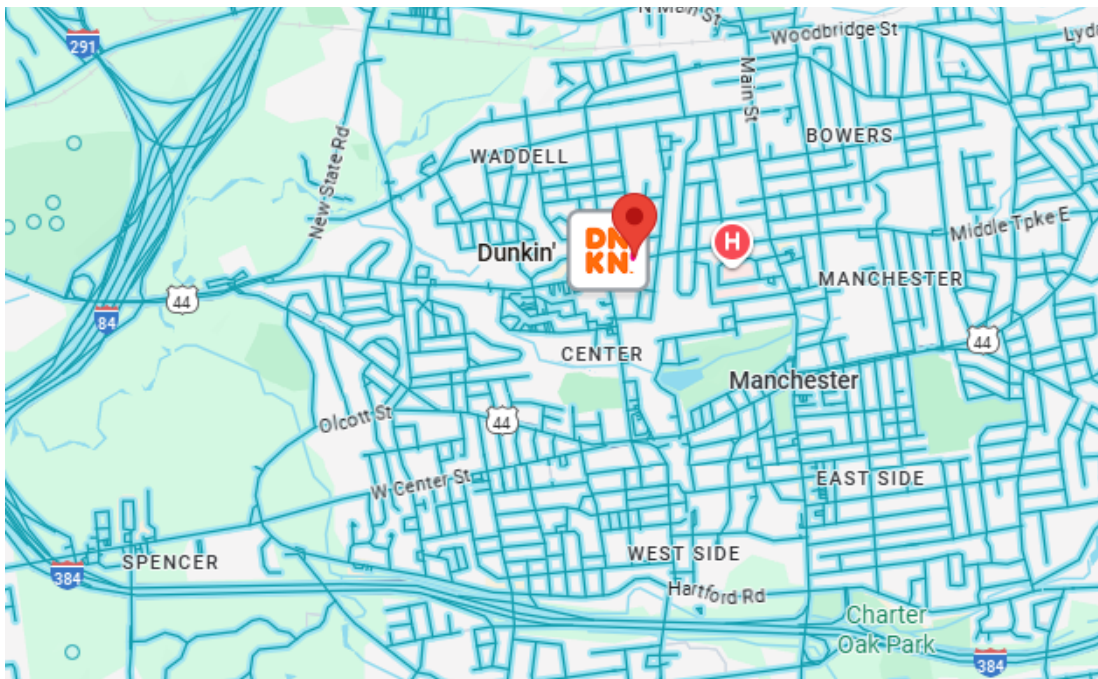
**4,640 +/- S/F Retail/Office Space
Outstanding Visibility Along
Busy Middle Turnpike West
Includes Loading Dock & Full basement
Ideal for Users Seeking Strong Exposure
Lease Rate \$12 PSF + NNN + Utilities**



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

PROPERTY ADDRESS		185 Middle Turnpike West	
CITY, STATE		Manchester, CT 06040	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,640 +/-	Air Conditioning	Central
Number of floors	2 - Full basement	Sprinkler / Type	Yes- Wet
Avail S/F	4,640 +/-	Type of Heat	Gas - F/A
Total /Avail Docks	1	OTHER	
Ext. Construction	Concrete Mason	Acres	.54
Ceiling Height	14'	Zoning	B2 - RB
Roof	Flat Tar & Gravel	Parking	Street
Date Built	1970	State Route / Distance To...	
UTILITIES		TAXES	
Tenant/Buyer to Verify		Assessment	\$407,400.00
Sewer	City	Appraisal	\$582,100.00
Water	City	Mill Rate	43.36
Gas/Oil	EverSource	Taxes	\$10,082.00
Electrical	200 amps	TERMS	
		Lease	\$12 PSF + NNN + Utilities
		Nets Approx.	\$4.10 PSF



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