

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***102 Wolcott Rd
Wolcott, CT 06716***

8,800 +/- s/f Professional Office Building

**4,400 +/- s/f Available on Main Level (Divisible)
Individual Suites from \$800.00 (Utilities Included)**

3 Office Suites Available on Lower Level

High Traffic Route 69 Location

All Municipal Utilities and Plenty of Parking

LEASE: \$14-\$17 PSF Plus Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS	102 Wolcott Rd
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,800 +/-	Air Conditioning	Yes
Floors	2	Sprinkler / Type	None
Avail S/F		Type of Heat	Gas / Forced Hot Air
		OTHER	
		Zoning	Commercial / Industrial
		Parking	Front & Rear Parking Lots
		Distance To...	3.5 miles to Rt 8 & I-84
		Total Acres	.83
Roof	New - Asphalt	TAXES	
Ext. Construction	Vinyl Siding	Assessment	
Date Built	1987		
UTILITIES	Tenant /Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	TERMS	
Electrical	Each Floor Separately Metered	Lower Level Lease	\$14-\$17 PSF + Utilities



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