



# FOR LEASE

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**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**



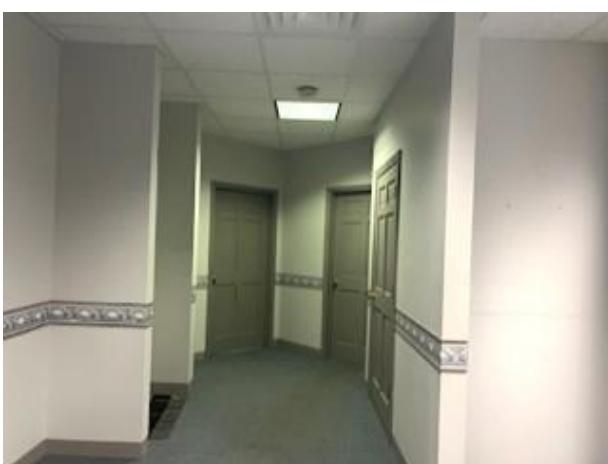
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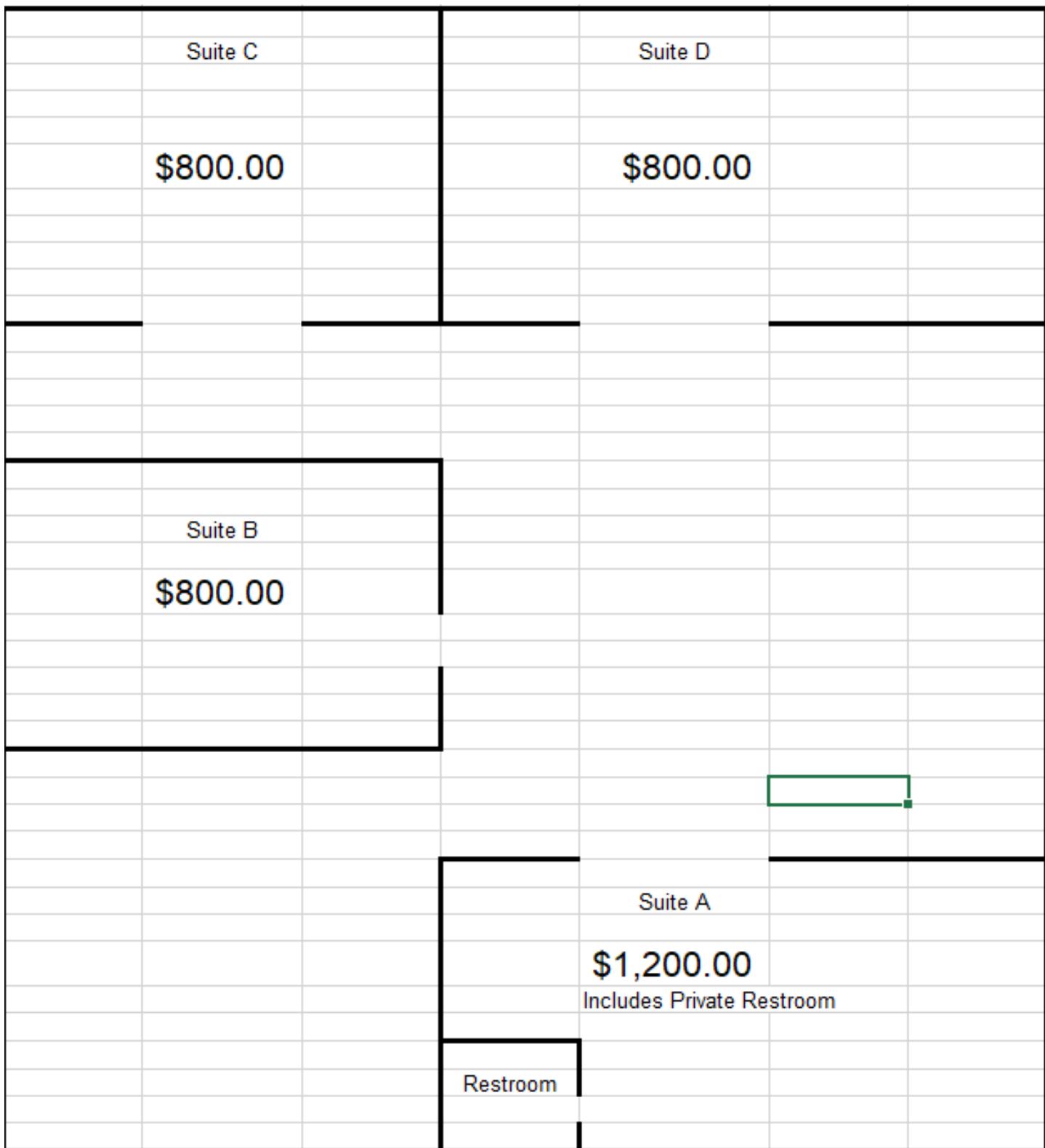
# PROPERTY DATA FORM

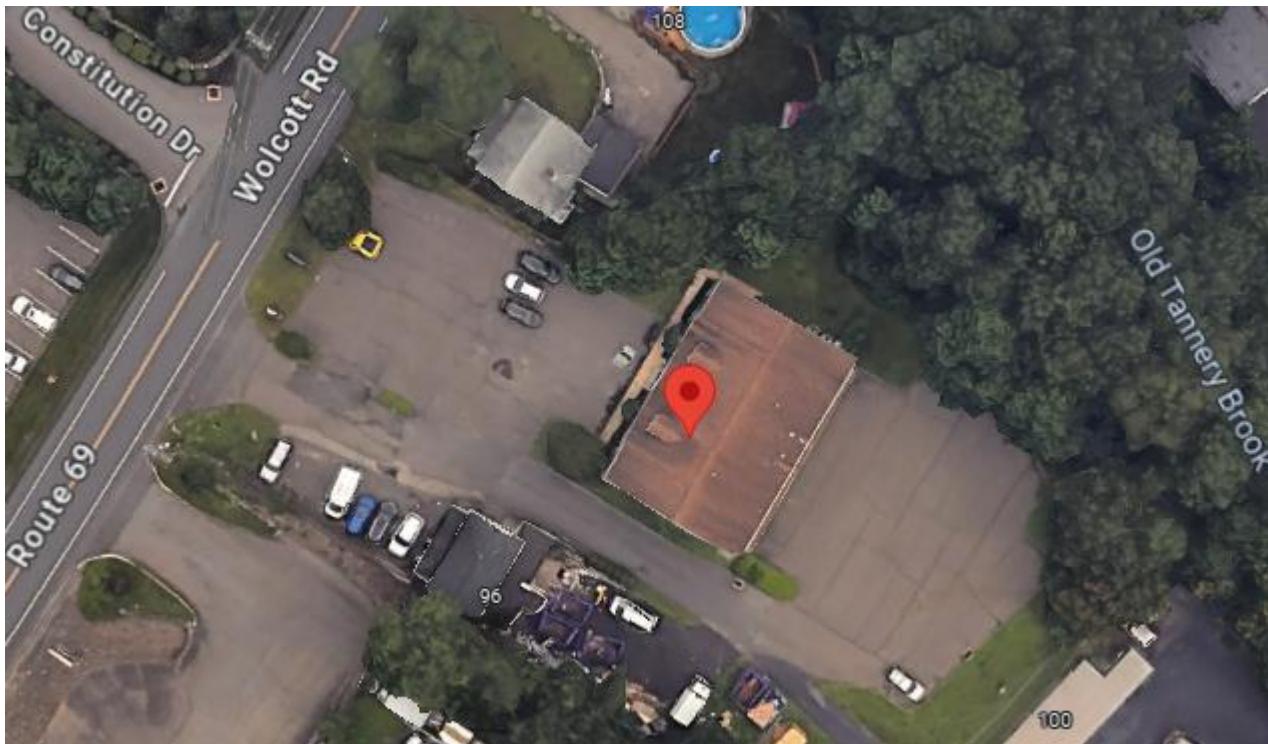
<b>PROPERTY ADDRESS</b>		102 Wolcott Rd	
<b>CITY, STATE</b>		Wolcott, CT 06716	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	8,800 +/-	Air Conditioning	Yes
Floors	2	Sprinkler / Type	None
Avail S/F		Type of Heat	Gas / Forced Hot Air
		<b>OTHER</b>	
Roof	New - Asphalt	Zoning	Commercial / Industrial
Ext. Construction	Vinyl Siding	Parking	Front & Rear Parking Lots
Date Built	1987	Distance To...	3.5 miles to Rt 8 & I-84
<b>UTILITIES</b>		<b>Tenant /Buyer to Verify</b>	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	Eversource	Taxes	
Electrical	Each Floor Separately Metered	Lower Level Lease	\$14-\$17 PSF + Utilities
		<b>TAXES</b>	
		<b>TERMS</b>	



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