

FOR LEASE

1 North Main St, Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



±1,600 SF Basement Unit

\$1,600/Month + CAM + Utilities

\$10.00 PSF | CAM: \$2.00 PSF

- Walk-down basement space with staircase access (no elevator)
- Built-out office/storage space with private offices
- Ample municipal parking
- Professionally maintained property
- Gas heat

NOAH D. MATTHEWS

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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 Matthews Commercial Properties LLC or its associates as to the accuracy of the information submitted herein.

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BUILDING

- Total Building Area: ±7,759 SF
- Available Space: ±1,600
- Construction: Concrete block with stucco finish
- Floor: VCT flooring throughout
- Interior finish: Office build-out with open area, private offices, drop ceiling, and restroom
- Clear Height: 10'
- Roof: Flat, EPDM Rubber
- Year Built: 1957
- Natural Light: Abundant natural light

PROPERTY

- Lot Size: 3.49 acres
- Proximity to Major Highways: Approximately 1.5 miles to I-84, and 4 miles to I-691
- Parking: Ample public parking available
- Zone: CB

MECHANICALS & UTILITIES

- Heating: Central gas-fired hot air
- Air Conditioning: Central air conditioning
- Electric Provider: Eversource
- Sewer & Water: Municipal

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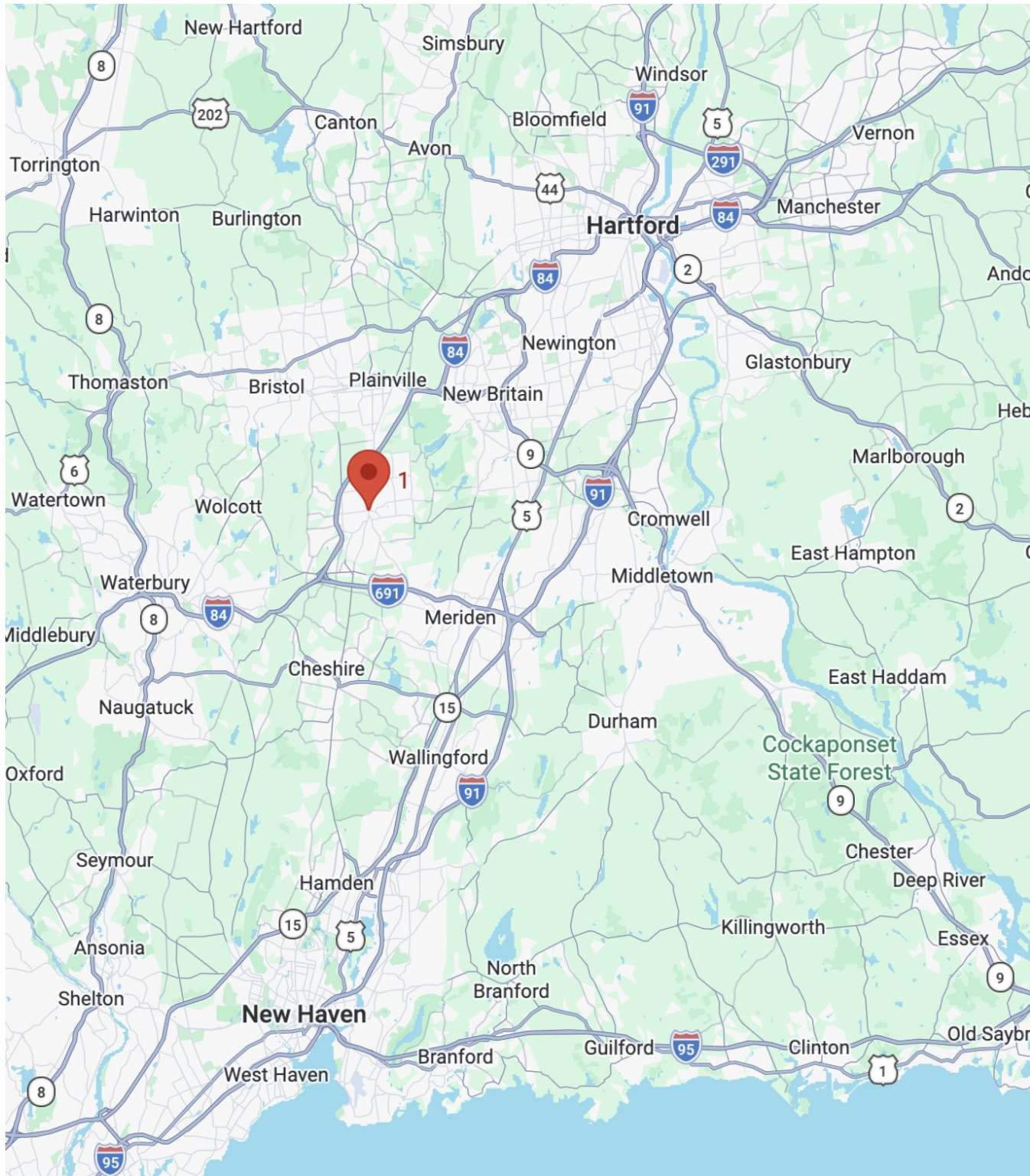
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