

FOR LEASE

137 Tosun Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES

SMALL INDUSTRIAL UNITS AVAILABLE ON TOSUN RD., WOLCOTT



- **13,865 SF+/- Industrial Building**
- **4 Units Available Ranging from 1,760 SF - 5,280 SF+/- (some may be combined)**
- **Separate Heat and Electricity**
- **Conveniently Located on the Wolcott / Waterbury Line**
- **All Units are competitively priced ranging from \$10.50 - \$12.00 PSF Gross with a Base Year Plus on Taxes**
- **2 Loading Docks and 2 Drive-In Doors**

EXCLUSIVELY LISTED BY:

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

GERRY D. MATTHEWS 203.753.5800

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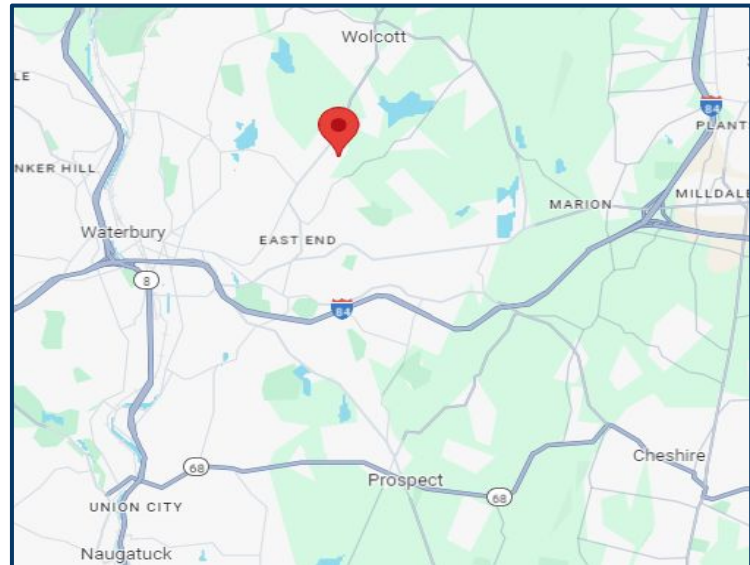
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BUILDING

Total SF	13,865 SF+/-
Number of Floors	1
Available SF	13,865 SF+/-
Office Space	Minimal
Exterior Construction	Block
Interior Construction	Block
Ceiling Height	9' to 18'
- Units 1, 2	10' Ceilings
- Unit 4 2 Overhead Doors 1 / 10 x 14 1 / 12 x 14	18' Ceilings
Roof	Rubber / 2014
UTILITIES	
Sewer	Town
Water	Well
Electric	Eversource
Type of Heat	Oil / Hot Air

LAND

Lot Size	0.94
Zoning	Industrial
Parking	Good
TERMS	
Lease Rate	\$10.50 - \$12.00 PSF Gross plus Base Year on Real Estate Taxes
<ul style="list-style-type: none"> All Tenants pay for their separate Heat and Electricity Landlord pays for current Real Estate Taxes, Sewer, Well Water, and Snowplowing 	



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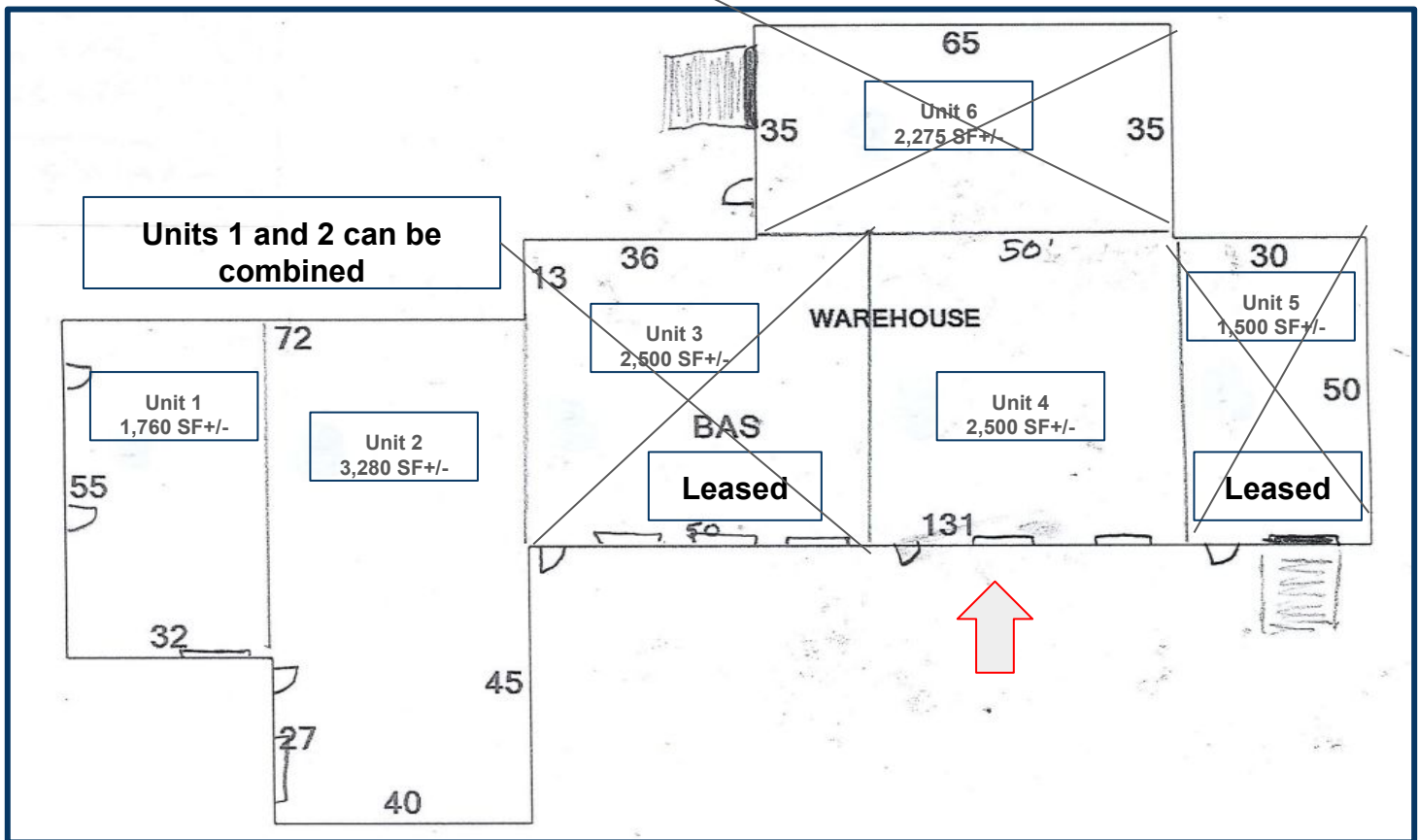
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<u>UNIT</u>	<u>SF +/-</u>	<u>PER MONTH</u>	<u>DRIVE IN DOOR</u>	<u>DOCK</u>
1	1,760	\$1,540.00		Yes
2	3,280	\$2,870.00		Yes
4	2,500	\$2,500.00	1 / 10x14 1 / 12x14	

Units 1 and 2 Can Be Combined



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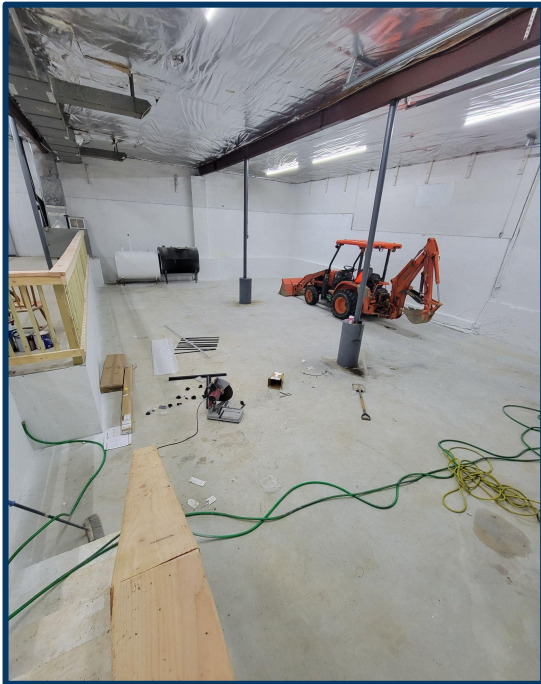
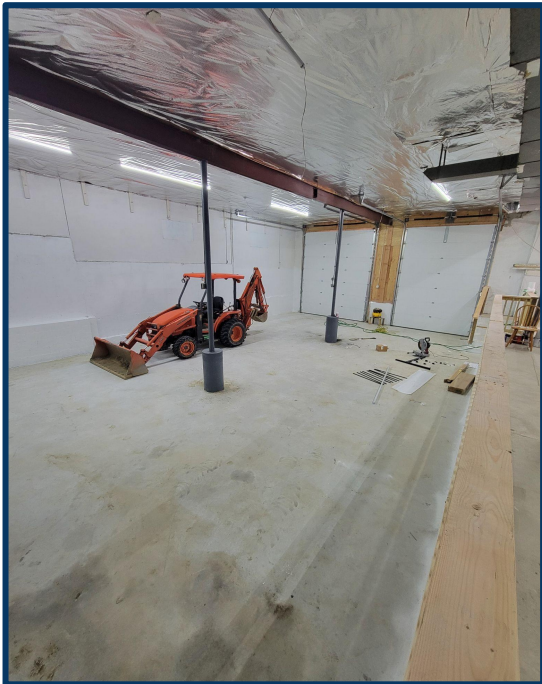
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UNIT 4



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