

**CONTACT: BRIAN GODIN**  
E-mail: BgodinPB@gmail.com  
850 Straits Turnpike Suite 204  
Middlebury, CT 06762  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100

# FOR LEASE



**1492 Highland Ave  
Cheshire, CT 06410**

**5,092 S/F Modern Industrial Space  
1,000 S/F Office Space + 1,000 S/F Mezzanine  
16' Clear Span Ceilings  
2 Oversized Drive in Doors (10 x 12)  
Full Central A/C  
Super Clean Space  
Lease Asking \$12 PSF Gross + 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

<b>PROPERTY ADDRESS</b>		1492 Highland Ave, Unit 6	
<b>CITY, STATE</b>		Cheshire, CT 06410	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,092 +/-	Air Conditioning	Full A/C
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	5,092 +/-	Type of Heat	Gas/ F/A
Office Space	1,000 +/-	<b>OTHER</b>	
Total avail/ drive in	2 Oversized (10x12)	Acres	Condo
Ceiling Height	16'	Zoning	Industrial
Total/avail mezz	1,000 S/F	Parking	Ample
Ext. Construction		State Route / Distance To...	Route 8/
Roof	Flat	<b>TAXES</b>	
Date Built	2008	Assessment	\$322,410.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	\$460,587.00
Sewer	City	Mill Rate	32.62
Water	City	Taxes	\$10,517.01
Gas	EverSource	<b>TERMS</b>	
Electrical	200 amp	Lease	\$12 PSF Gross + 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.

# Godin Property Brokers, LLC

Commercial / Industrial

