

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of a professional office at 984 Southford Rd., Middlebury, CT. This property is extremely well-maintained and is easily accessible just a half mile to I-84.

PROPERTY FEATURES

- **2,500 SF +/-** Office Suite
- 6 Private Offices
- Conference Room
- Reception Area
- Waiting Room
- Kitchenette
- Large Bullpen Area
- Lease Rate: \$14.00 PSF plus Cams

- **150 SF +/-** Private Office Suite - Lease Rate: \$300.00 per month Including Utilities

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES

BUILDING

Total SF	2,650 SF +/-
Total Available SF	2,500 SF / 150SF
Exterior Construction	Block & Stucco
Interior Construction	Finished
Year Built	1988
Ceiling Height	9'
Parking	86 Spaces
Zoning	Gateway Industrial

PROPERTY

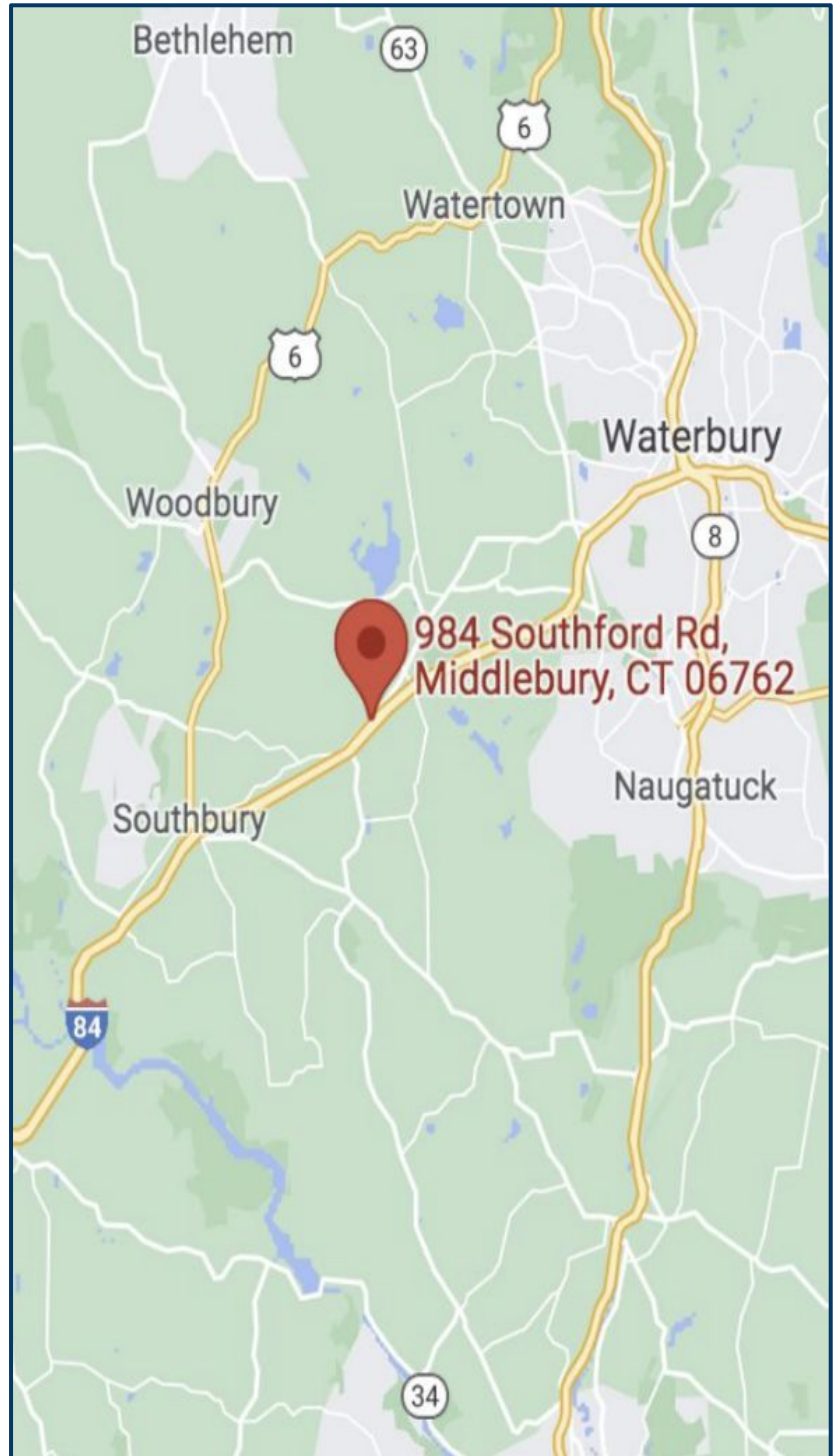
Lot Size	8.06 Acres
Distance to I-84	0.50 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	Yes
Electric	Eversource
Sewer	Municipal
Water	Municipal
Sprinkler	Yes. Wet.

TERMS

Lease Rate	150 SF - \$300.00 Including Utilities 2,500 SF - \$14.00 PSF plus CAMS \$4.34 PSF
Utilities	\$493.00 per month (includes Electric, Heat, A/C)



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

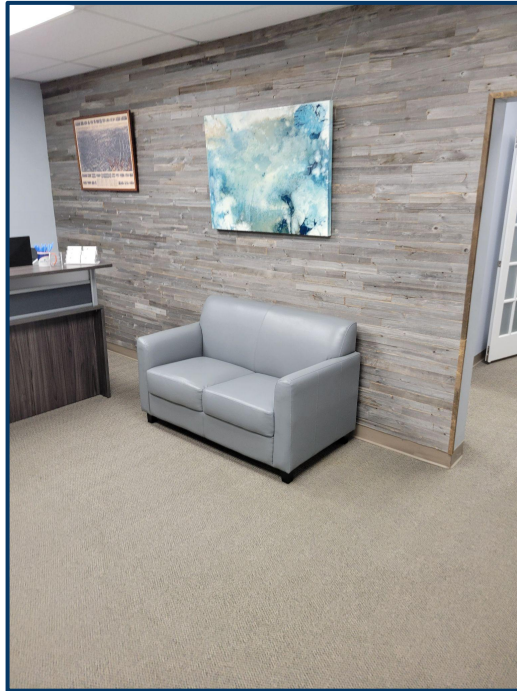
GERRY MATTHEWS 203.753.5800

NOAH MATTHEWS 203.721.3337

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

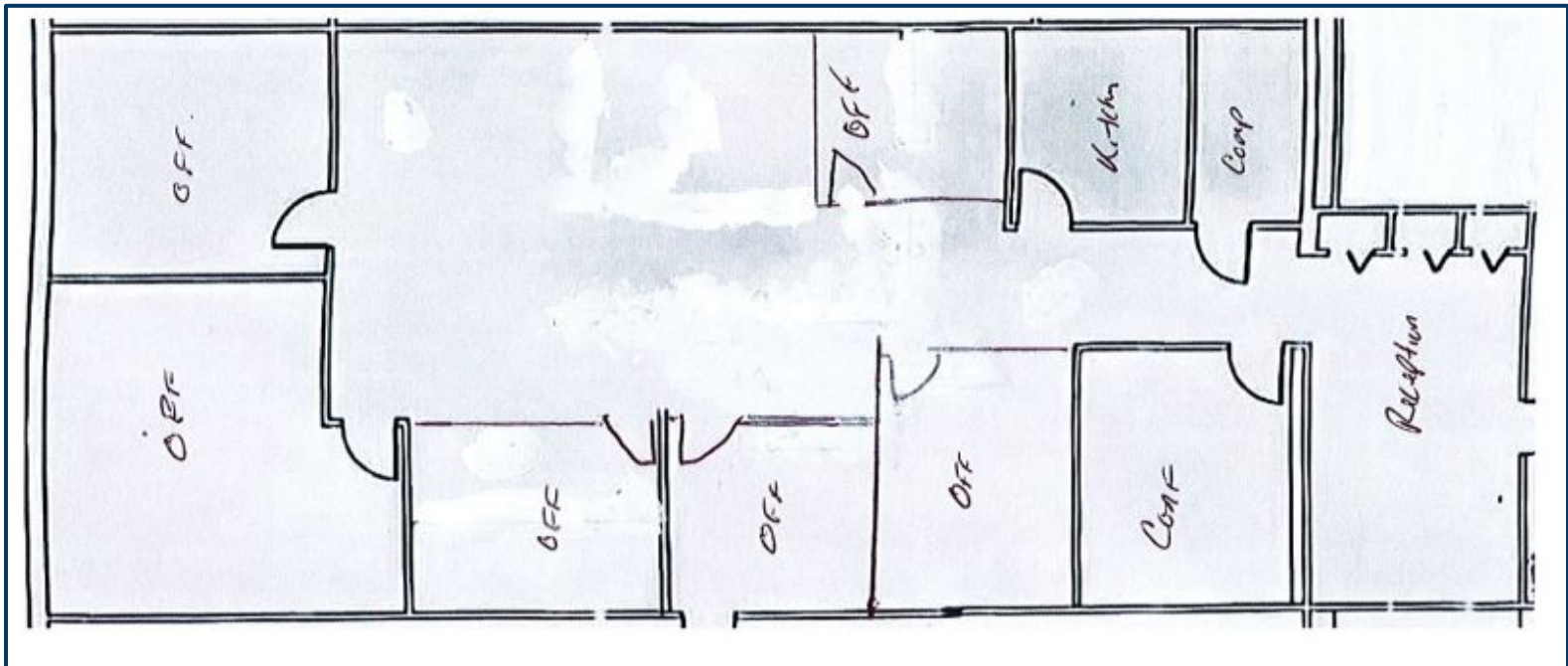
GERRY MATTHEWS 203.753.5800

NOAH MATTHEWS 203.721.3337

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

GERRY MATTHEWS 203.753.5800

NOAH MATTHEWS 203.721.3337

FOR LEASE

984 Southford Rd., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

984 Southford Rd., Middlebury, CT



GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com