



CONTACT: Brian Godin or Brook Ladrigan

E-mail: Bgodinpb@gmail.com

E-mail: Bladrigan.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



**1486 Highland Ave, Unit 6
Cheshire, CT 06410**

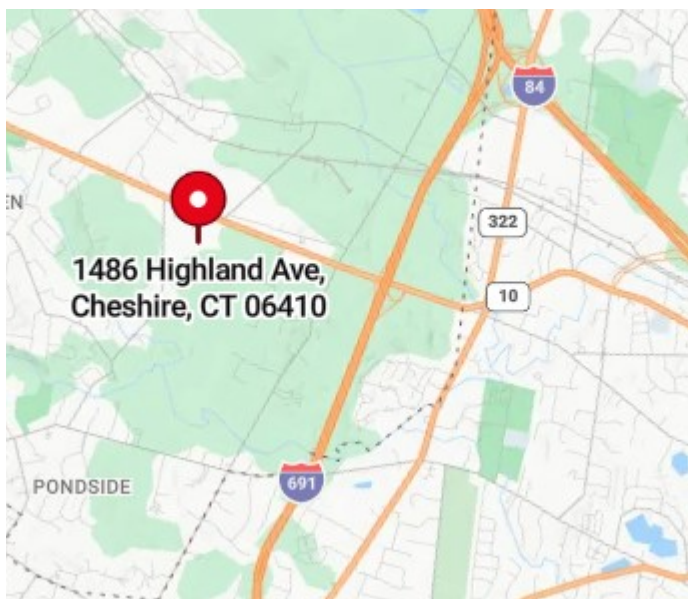
**4,728 +/- S/F Industrial condo
1,750 +/- S/F Modern Office Space
Located in Highland Industrial Center
Easy Access to I-84 & 691
Ample Parking with One Loading Dock
Asking \$15 PSF + Utilities**



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

PROPERTY ADDRESS		1486 Highland Ave, Unit 6	
CITY, STATE		Cheshire, CT 06410	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,728 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	4,728 +/-	Type of Heat	Gas F/A
Office space	1,750 +/-	OTHER	
Loading Dock	1	Acres	Industrial Condo
Ceiling Height	16'	Zoning	I2
Exterior Construction	Block	Parking	Ample
Roof	Composite Built Up	State Route / Distance To...	
Date Built	1987	TAXES	
		Assessment	\$233,590.00
		Appraisal	\$333,700.00
		Mill Rate	29.74
		Taxes	\$6,947.00
UTILITIES		TERMS	
	Tenant/Buyer to Verify		
Sewer	City	Lease	\$15 Gross + Utilities
Water	City		
Gas	EverSource		
Electrical	200 Amp		



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.

