



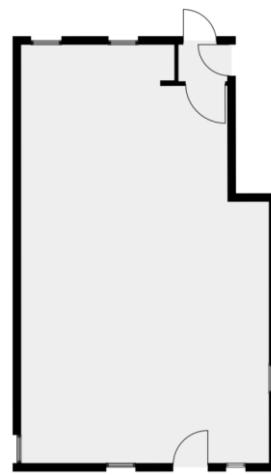
# FOR LEASE

**MEIGSWOOD, 6 – Unit 2D SAMSON ROCK DRIVE, MADISON, CT 06443  
820± SF PROFESSIONAL OFFICE CONDO**

**LEASE RATE \$21/SF GROSS + UTILITIES**

## HIGHLIGHTS

- Professional Office Condo
- High Street Visibility
- 820± SF For Lease
- Proximity to Downtown Madison
- 11,000± ADT on Route 1
- Ground Floor Space / Ample parking
- Walking Distance to Many Amenities
- LANDLORD TO RENOVATE PER TENANT'S NEEDS.



## CONTACT

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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

## BUILDING INFORMATION

GROSS BLDG AREA: 1,925± SF

AVAILABLE AREA: 820± SF

CONSTRUCTION: Class B

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1978

## MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Natural Gas

ELECTRIC/POWER: Single Meter

## SITE INFORMATION

SITE AREA: Land in Common

ZONING: R-2

PARKING: 64± Spaces

SIGNAGE: Door

VISIBILITY: Close to Downtown Madison

HWY ACCESS: I-95

TRAFFIC COUNT: 11,000 ± ADT

## UTILITIES

SEWER: Septic

WATER: Public Connected

GAS: Yes

## EXPENSES

RE TAXES:

 Tenant  Landlord

UTILITIES:

 Tenant  Landlord

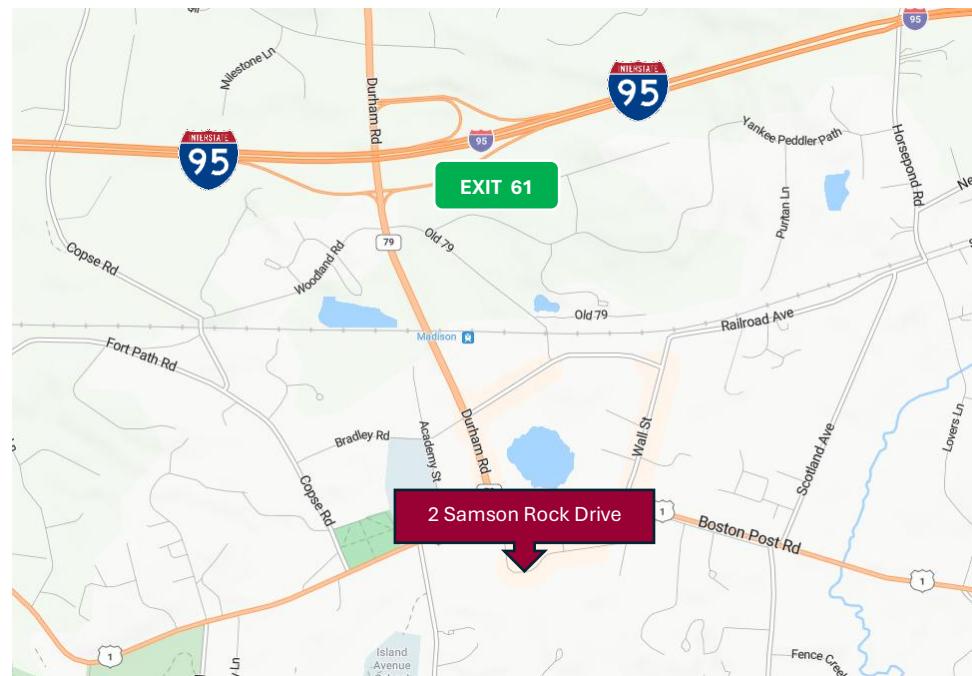
INSURANCE:

 Tenant  Landlord

MAINTENANCE:

 Tenant  Landlord

JANITORIAL:

 Tenant  Landlord

## CONTACT

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