



FOR LEASE

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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



***32 Industrial Road
Prospect, CT 06712***

**New Construction
Industrial Warehouse Flex Units
with Bathroom & Small Office**

Ready for Occupancy

1,525 ft Units (61 x 25) with 17' Ceilings/12 x 12 Door

1 Unit Remaining

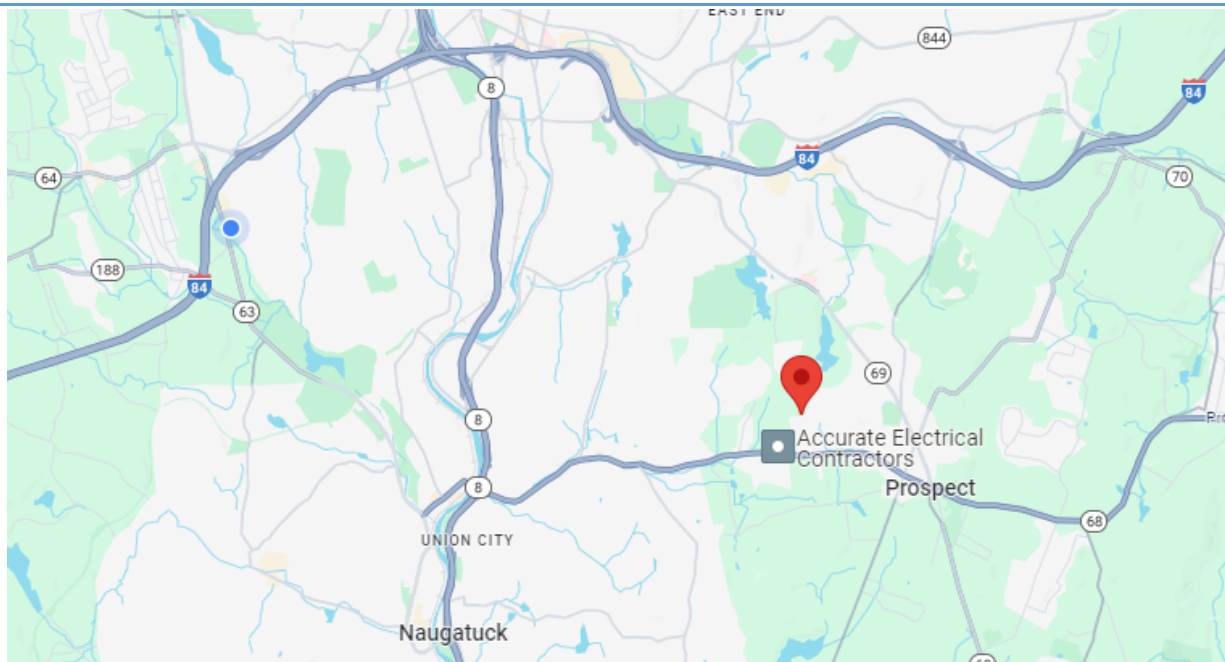
Call for Details



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PROPERTY DATA FORM

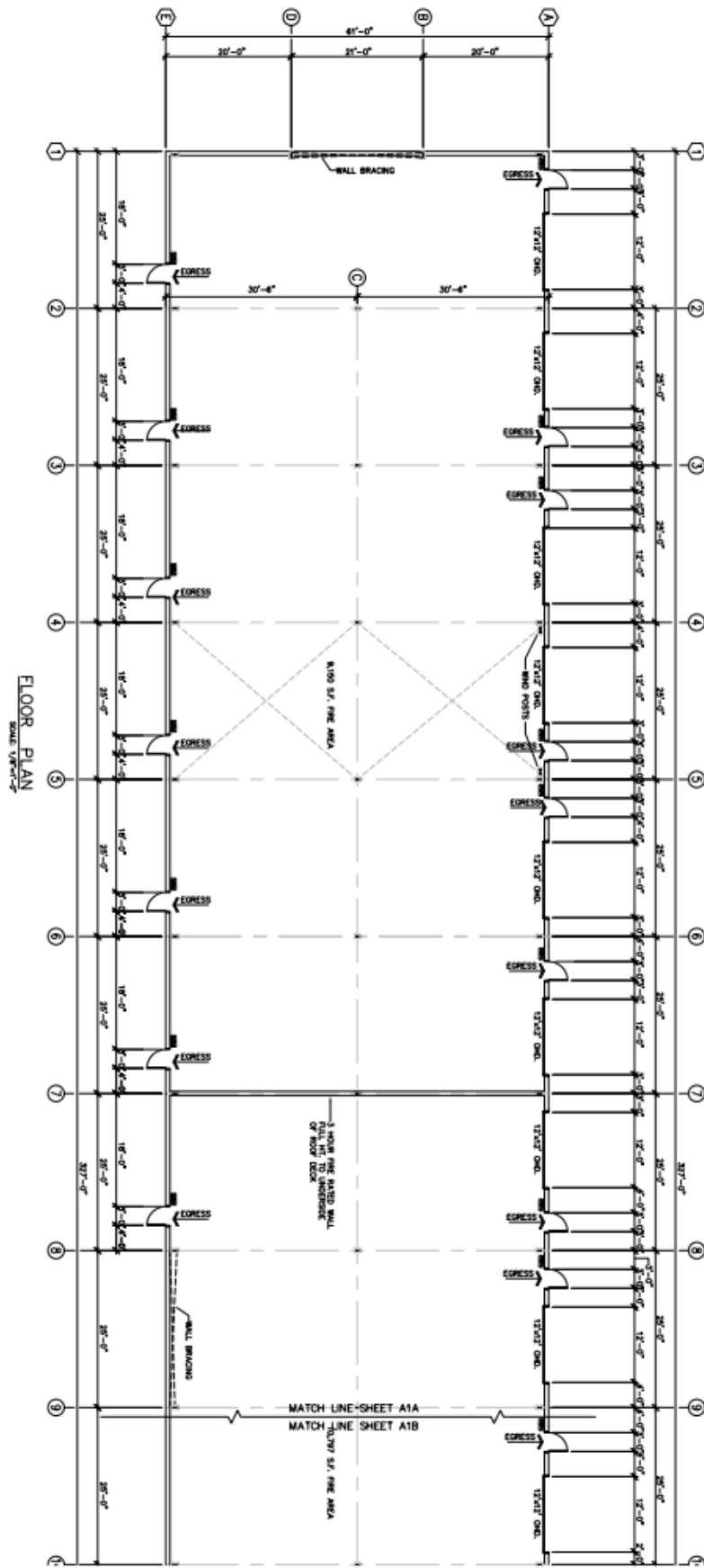
PROPERTY ADDRESS		32 Industrial Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,200 +/-	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	1,525 +/-	Type of Heat	Forced Hot Air
Subdivide to	1,525 ft (61 x 25)	OTHER	
Drive-in	12 x 12 per unit	Acres	5.57
		Zoning	Indus
Ext. Construction	Metal	Parking	Plenty on site
Ceiling Height	17'	State Route / Distance To...	3 mi to Route 8
Roof	Metal	TAXES	
Date Built	2024 New Construction	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Gas	Yes	TERMS	
Electrical		Lease from	Call for details



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FLOOR PLAN
SCALE 1/8"=1'-0"

BORGHESI BUILDING & ENGINEERING CO., INC.
210 EAST 9TH STREET, THORNTON, CT 06470
TEL: 462-1413 FAX: 462-1414
WWW.BORGHESIBUILDING.COM

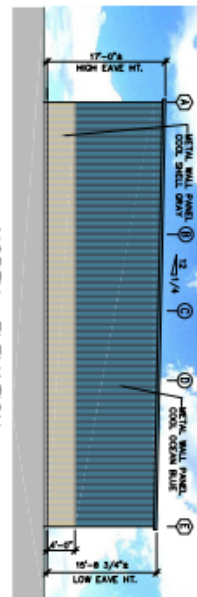
SHEET NO.
A1A

PROJECT		DUFOUR LEASE BUILDING	
210 & 212 INDUSTRIAL LANE, THORNTON, CT			
DRAWN BY		APPROVED BY	
JRM		C.C.	
DATE		SCALE	
07/18/23		AS NOTED	
210 EAST 9TH STREET THORNTON, CT 06470 TEL: 462-1413 / FAX: 462-1414 WWW.BORGHESIBUILDING.COM			

REVISIONS
08/09/23- UPDATED FOR A.I.C. STEEL ORDER
09/22/23- UPDATED CODE PER SPECIFICATIONS
10/02/23- REVISED COLUMN SIZES & LOCATIONS FOR IMC
10/02/23- ISSUED FOR PERMIT

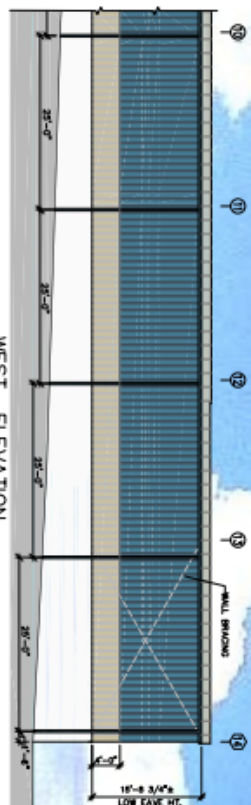
SEAL





WEST ELEVATION
SCALE 1/8" = 1'-0"

5



WEST ELEVATION
SCALE: 1/8" = 1'-0"

1



EAST ELEVATION
SCALE: 1/8" = 1'-0"

504



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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42

PROJECT		DUFOR LEASE BUILDING 405 & 402 INDUSTRIAL LANE, PROSPER, CT	
DRAWN BY		APPROVED BY	
J.R.M.		C.C.	
DATE		SCALE	
07/18/23		AS NOTED	
200 EAST MAIN STREET YORRINGTON, CT, 06097			

DRAWN BY J.B.M.	APPROVED BY C.C.
DATE 07/18/23	SCALE AS NOTED

DATE	07/18/23	SCALE	AS NOTED
2150 East 40th Street		Tomball, TX, 77375	

07/18/23	AS NOTED
2ND EAST WIND STREET	FORMATION, CT, OTHER

REVISIONS

7/28/23-	UPDATED PER SITE PLAN REVIEW LETTER DATED 7/14/23
8/10/23-	UPDATED PER A.B.G. STEEL ORDER
8/29/23-	UPDATED PER PER. ORDER/REVISION

4/28/22- UPDATED DMS PER SPECIFICATIONS

SEAL

Borghesi
Building & Engineering Co., Inc.