



Drubner Commercial
Real Estate Services



530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003

LISTING DESCRIPTION

	KEYS
	Sale
X	Lease
	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE WEST GATE OFFICE BUILDING

TOWN Cheshire ST. & NO. 700 West Johnson Avenue ZIP 06410

DIRECTIONS Off of I-84 & I - 691 Connecting to Rt. I- 91

DESCRIPTION Three Story Multi - Tenanted Office Building Various Size Suites Available

WILL DIVIDE X PRESENT USES Vacant POTENTIAL USES Vacant

BUILDING

FLOORS	3
	SF Ceiling
2nd fl.	
Suite 207	7,200 9'
3rd fl.	
Suite 301	2,000 9'
Suite 302	1,510 9'
Suite 310	1,320 9'
Office SF	
Total SF avail.	12,030
Total SF bldg.	36,000
Type Const.	
Colum spacing	
Yr. built	1990
No. O/H doors	
Truck docks	
Parking	Ample
Expansion	
ASSESSMENT:	
Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	

MECHANICAL EQUIPMENT

Heat Type	Gas
Elev.	X
plant	
Sprinkler	X
Roof Type	
Year	
Other	

LAND

Acres	5.88
Zoning	IP
Level	X
Slope	
Wet	
Dry	

TERMS

Lease Price **\$18.50**
GROSS

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

UTILITIES

Water:	Municipal	X	Well	
Electric:	Amp.		Phase	
Gas:	X			
Sewer:	Sanitary	X	Septic	

REMARKS:

Included
Heat & Utilities, Taxes and CAM

TRANSPORTATION

Highway Visibility	YES
Interstate Highway	I-84 /I-691
Exit	
State Rt.	
RR Siding	

Information shown is purport
is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

AGENT: **JOHN FAMIGLIETTI**