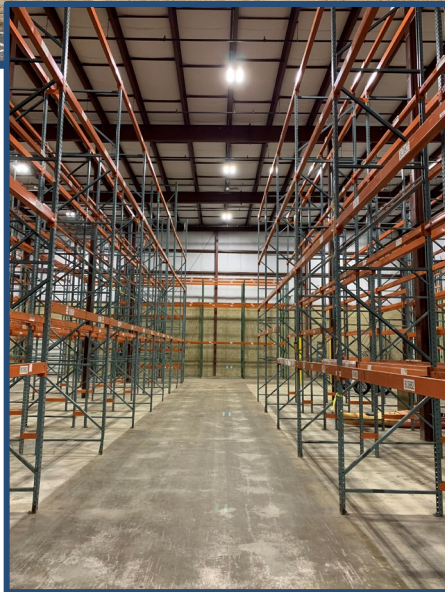


580 Pepper Street, Monroe, Connecticut



FOR LEASE

INDUSTRIAL DISTRIBUTION SPACE

9,095 Sq. Ft., Hi-Bay A/C Warehouse

- Two 12x12 drive in doors and one 8x10 loading dock
- Zoning: DI-2
- 34' clear
- Minimal columns
- Immediate Occupancy
- 15 car parking spaces
- 200 amps, 208 volts, 3 phase
- City water, septic, natural gas heat
- LED lighting, downdraft fans, full air conditioned
- Real Estate Taxes: \$1.29 psf
- Price: \$9.75 per sq ft net net net

For a tour or additional information, contact
Bruce Wettenstein, SIOR
203-226-7101 Ext 2, bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com