

FOR SALE / LEASE

**472 Middlebury Road
Middlebury, CT**



- **.60 acre parcel cleared and ready for construction**
- **Zoned Commercial**
- **RT 64 location at a corner**
- **Possible tax incentives**
- **Currently approved for 4,800 s/f on two levels at grade**
- **Lease of 2,400 s/f on each floor**
- **Possible Gas/Convenience Pad**
- **Across from Dunkin Donuts**

Sale Price: \$495,000.00

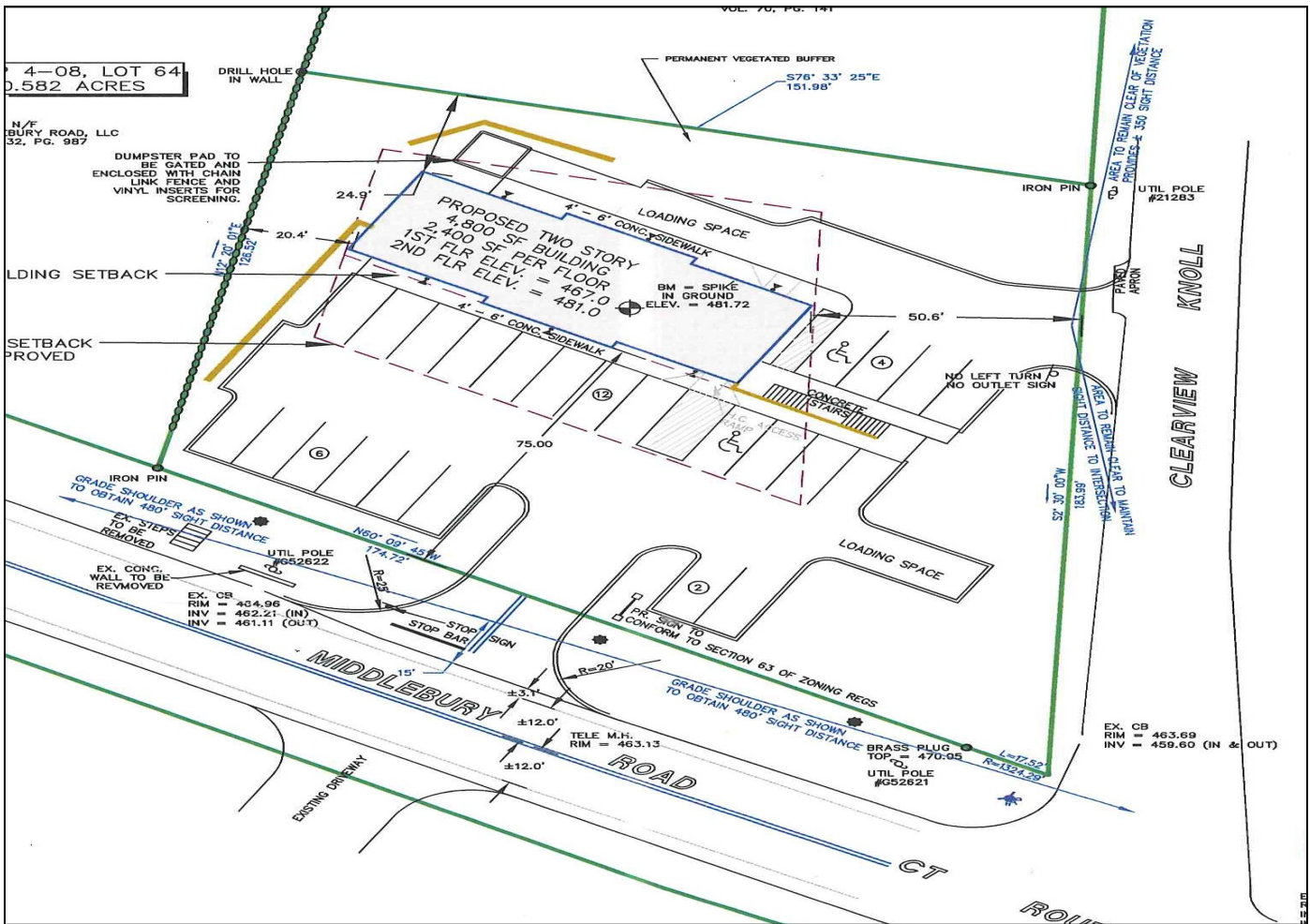
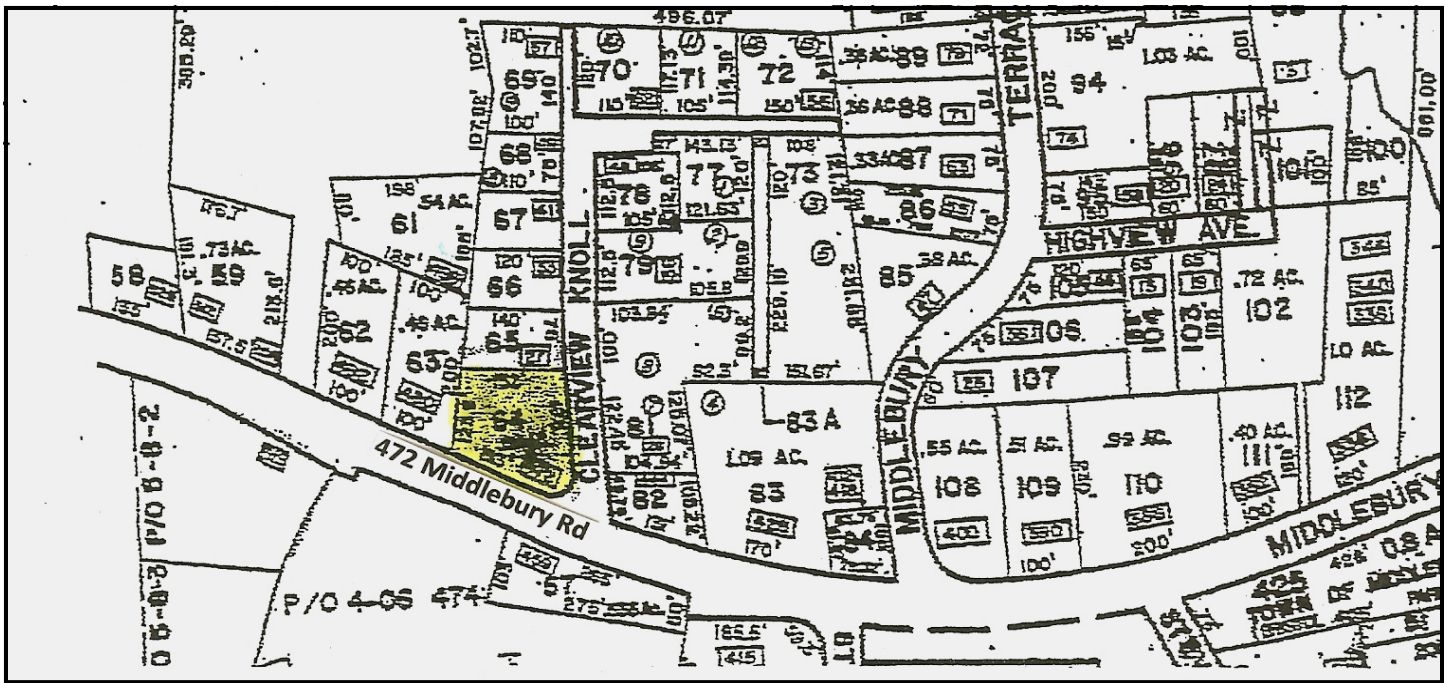
Lease Rate: \$22.00 PSF + Nets



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