



Drubner Commercial
Real Estate Services

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



LISTING DESCRIPTION	
	KEYS
	Sale
X	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE HERITAGE VILLAGE

TOWN Southbury ST. & NO. 493 Heritage Road ZIP 06488

DESCRIPTION Former TD Bank space 5,000 SF & 1,585 SF & 1,675 SF

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES Office / Retail

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
1st fl.	5,000	9'
	1,585	9'
	1,675	9'
Other		
Office SF		
Total SF avail.	8,260	
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

Heat Type	<u>GAS</u>
Elev.	
A/C Office plant	<u>YES</u>
Sprinkler	
Roof Type	
Year	
Other	

Acres	
Zoning	<u>COM</u>
Condition of Site (%)	
Level	
Slope	
Wet	
Dry	

TERMS

Lease Price \$15 NNN

UTILITIES

Water:	Municipal	<u>X</u>	Well	
Electric:	Amp.		Phase	
Gas:				
Sewer:	Sanitary	<u>X</u>	Septic	

Tenant Pays:

Insurance	<u>X</u>
Heat	<u>X</u>
Water	<u>X</u>
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	<u>X</u>

ASSESSMENT:

Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	<u>\$2 +/- SF</u>

REMARKS:

CAM = \$5 SF

AGENT: DAVID THEROUX

TRANSPORTATION

Highway Visibility	
Interstate Highway	<u>I-84</u>
Exit	<u>15</u>
State Rt.	<u>6</u>
RR Siding	

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



DRUBNER
COMMERCIAL LLC
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office: (203) 753-4116
Fax: (203) 578-3003

David. R. Theroux
Managing Partner
theroux@drubner.com

November 1, 2019

Heritage Village
Heritage Rd.
Southbury, CT

Available Space for Lease

**You can view these properties by looking at the street address of each
via Google**

- # 462 933 SF with storage available
- # 464 30,000 SF to be built
- # 464 19,000 SF will divide
- # 465 9,700 SF will divide
- # 450 900 SF to 3,000 SF
- # 493 1,585 SF, 1,675 SF and 5,000 SF
- # 519 3,200 SF former restaurant
- # 519 200 SF to 3,200 SF

From \$10 Gross to \$20 NNN

Call Dave Theroux for information

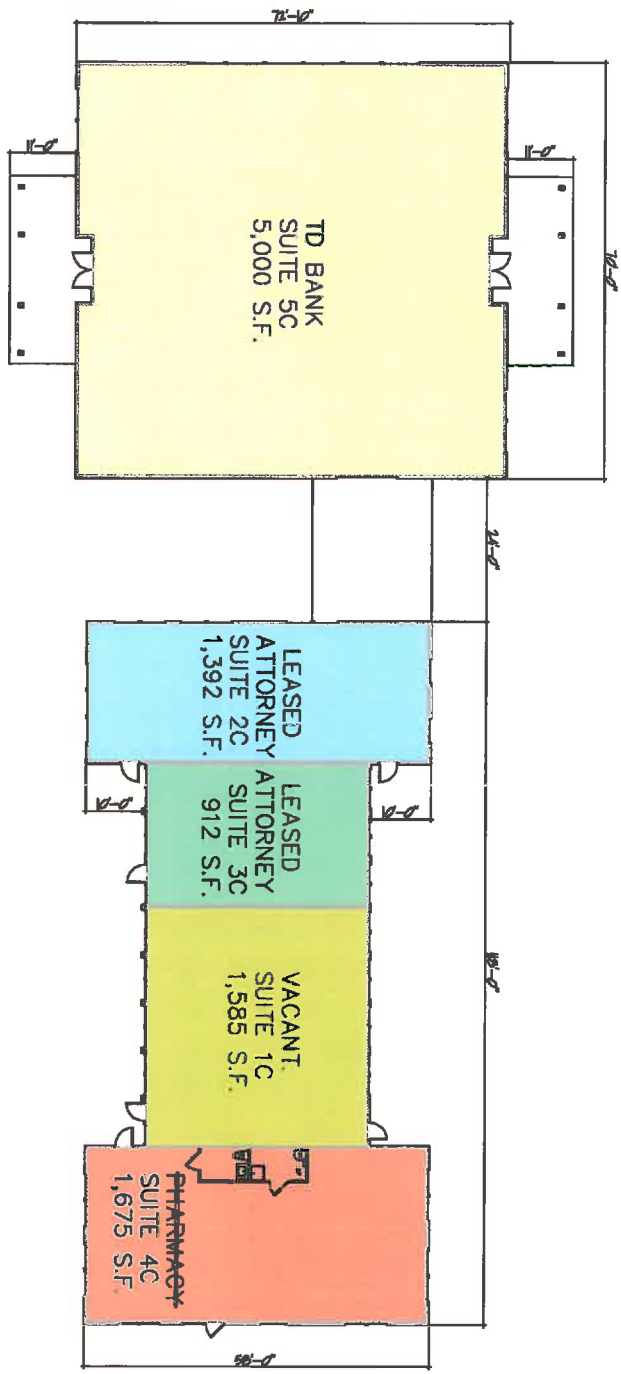


EXHIBIT "A"

DRAWING NO. FP-1	SCALE: NTS DATE: 02/19 REV:	GROUND FLOOR	HERITAGE COMMERCIAL CENTER 493 HERITAGE RD SOUTHURY, CONNECTICUT 06488 TELEPHONE: 203-264-8291 Ext. 204	COMMERCIAL BUILDING
				JUNE 26, 2019