

154 Enterprise Drive, Monroe, Connecticut



INDUSTRIAL SPACE FOR LEASE

21,200 Square Feet, Sub-dividable

Occupancy: 2nd Qt. 2018

Clear Height: 22' 6"

Loading: Three 14' x 14' drive in doors
One 8' x 9' loading dock

Electric: 208 volts, 800 amps, 3 phase, 4 wire
Power will be separated for multi-tenant.

Sprinkler: yes fully sprinklered

Lease: \$9.75 psf nnn

Layout: Upper level office area, main level for storage, production, vehicle storage or fleet maintenance.

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2

Email: bruce@vidalwettenstein.com

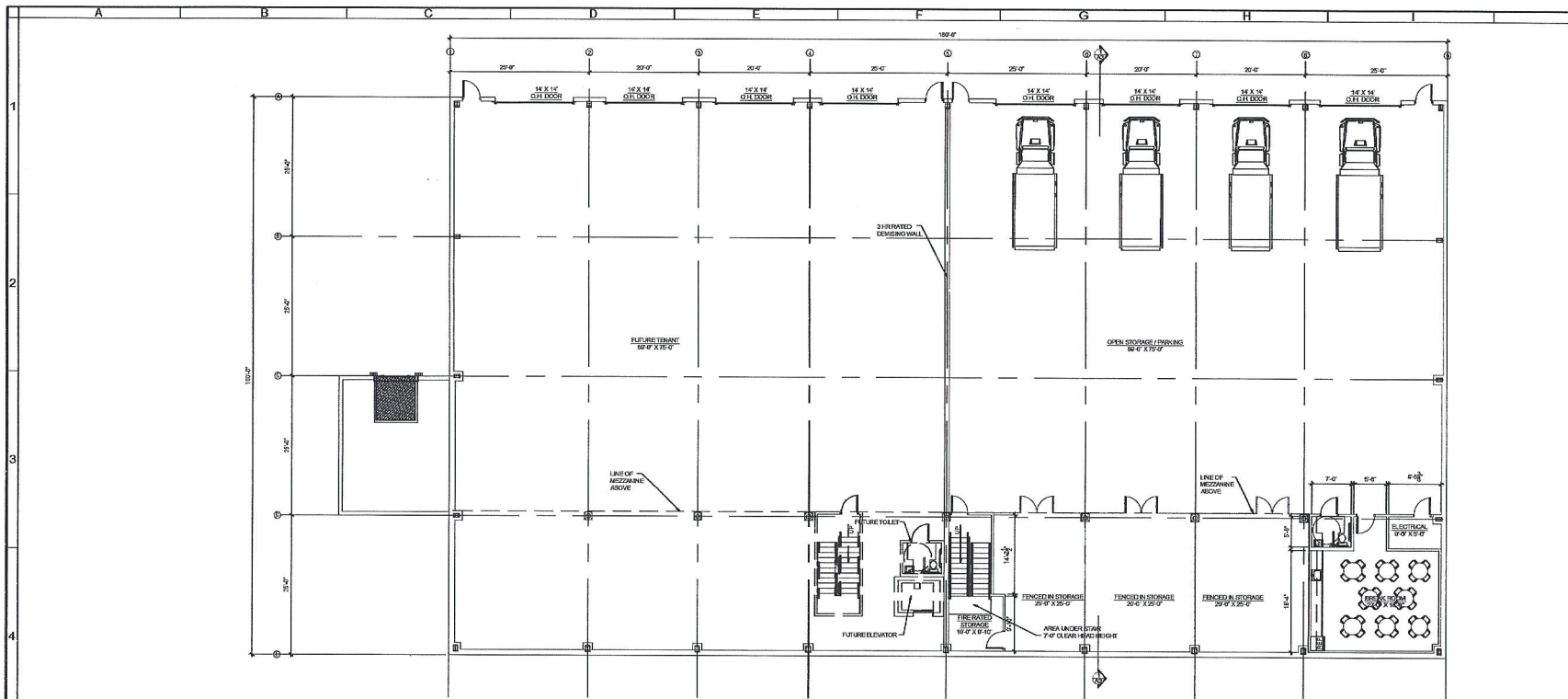
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



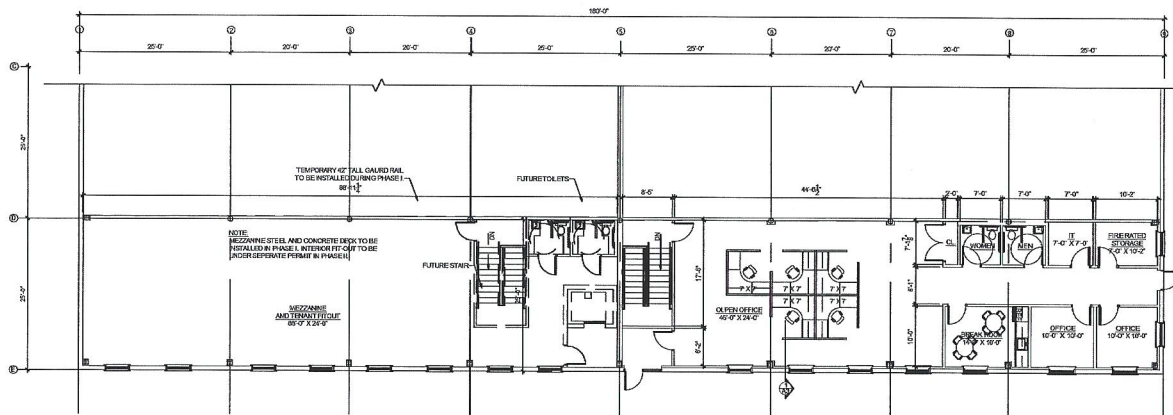
Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com



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



2 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



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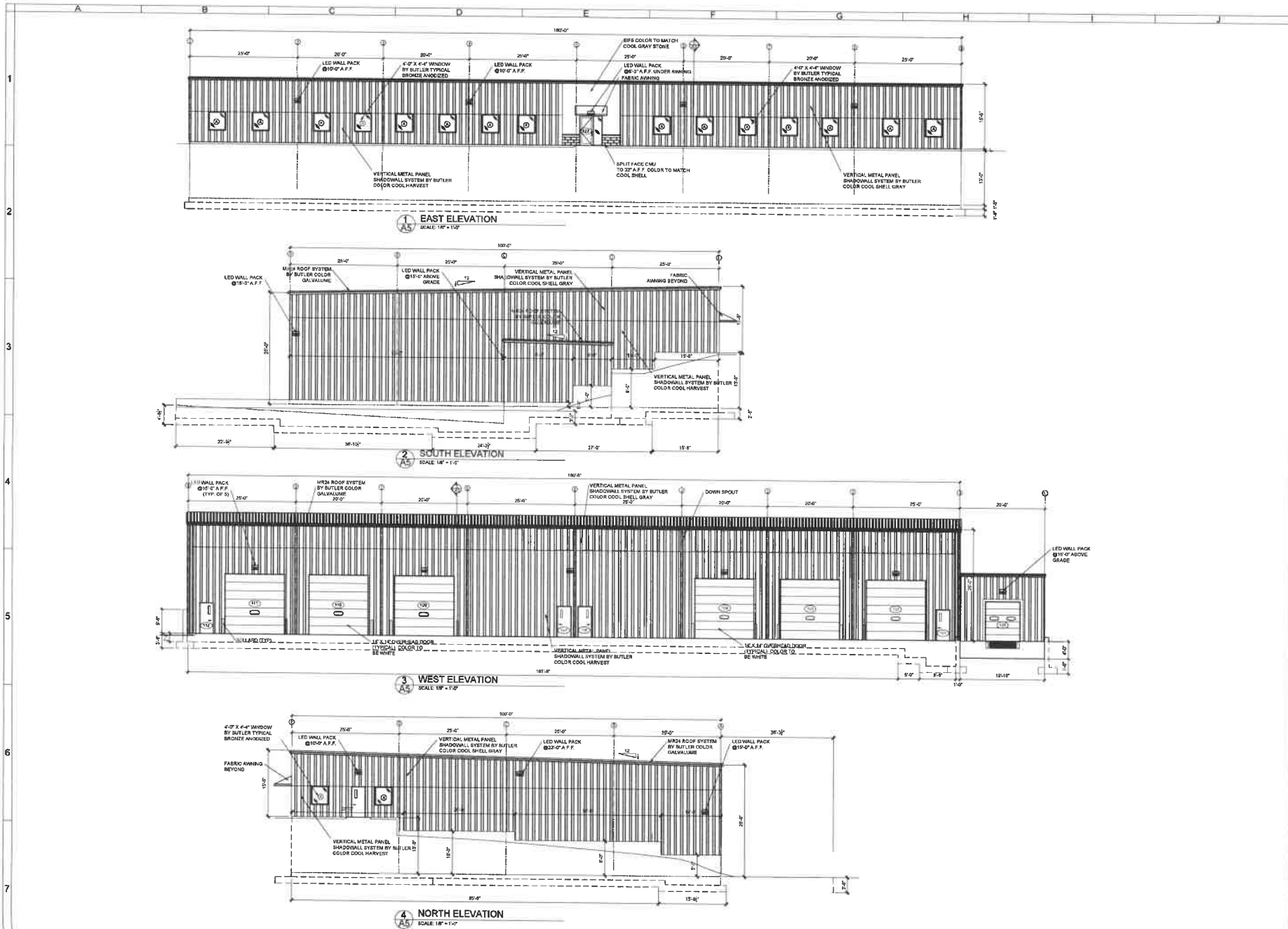


CLARIS CONSTRUCTION INC.
15 SOUTH MAIN STREET
MIDDLETOWN, CONNECTICUT 06457
TEL: 203-394-8400
WWW.CLARISCONSTRUCTION.COM

PROJECT: EASTERN LAND MANAGEMENT
154 ENTERPRISE DRIVE
MIDDLETOWN, CONNECTICUT, 06458
154 FLOOR PLANS

DATE: 12/13/16
DRAWN BY: RPLM
SCALE: AS SHOWN

A1
18 OF 24



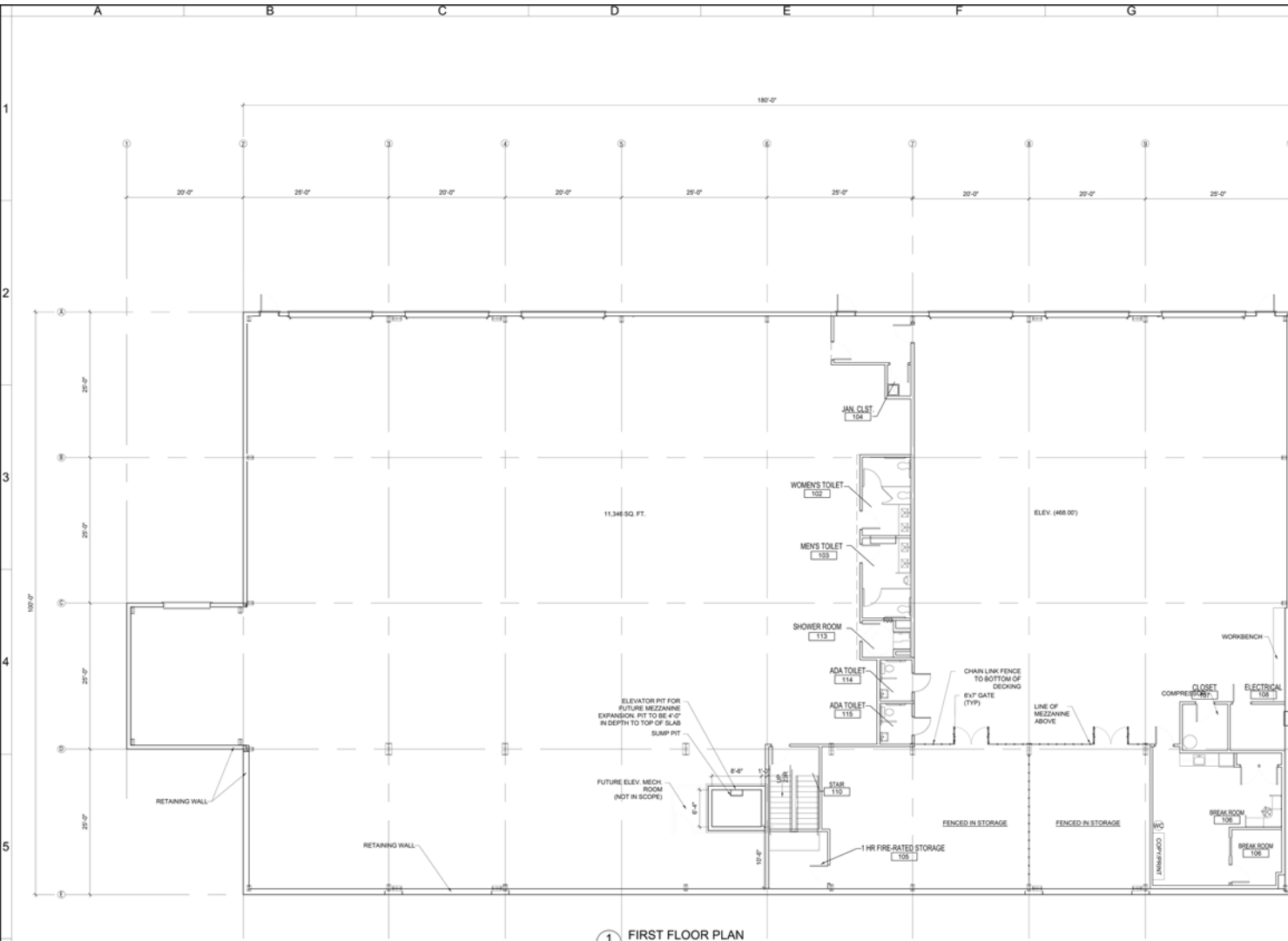
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154 SPIT SPRING DRIVE
 BRIDGE, CONNECTICUT 06605
 TEL: 860.351.8800
 FAX: 860.351.8800
 WWW.CLARISCONSTRUCTION.COM



EASTERN LAND MANAGEMENT
 154 SPIT SPRING DRIVE
 BRIDGE, CONNECTICUT 06605
 ELEVATIONS/SECTION

DATE	REVISION
7/5/17	7/5/17
DESIGN BY J.J.D.	
CHECKED BY	
SCALE	AS SHOWN



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

FLOOR PLAN NOTES:

1. SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS ARE TO FACE OF STEEL, OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
5. PROVIDE 1/2" WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT AS REQUIRED.
6. TRADES TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTION POURING FOOTINGS AND FOUNDATION WALLS.
7. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
8. REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEAD AND PIPING SIZES AND LOCATIONS.
9. REFER TO PLUMBING DRAWINGS FOR ALL PIPING LAYOUT, SIZES AND FIXTURE SCHEDULE.
10. REFER TO MECHANICAL DRAWINGS FOR ALL HVAC LOCATIONS AND DETAILS. NOTE THIS SYSTEM IS NOT PLENUM RETURN.
11. REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, POWER, DATA, TELEPHONE OUTLET QUANTITIES AND LOCATIONS.

- NEW INTERIOR WALL**
 3.5" METAL STUDS, 20 GA, 16" O.C., 4" ABOVE SUSPENDED CEILING GRID WITH ONE LAYER OF 5/8" GWS ON EACH SIDE OF METAL STUDS, 3-1/2" UNFACED FIBERGLASS BATT INSULATION FULL HEIGHT.
 (A) AS ABOVE WITH - OUT FIBERGLASS INSULATION.
 (B) AS WITH 1 HR FIRE RATING FIRE CALK TOP, BOTTOM AND ALL PENETRATIONS SIMILAR TO UL #486S.
- NEW INTERIOR WALL**
 4" METAL STUDS, 20 GA, 16" O.C., TO UNDER SIDE OF ROOF DECK WITH ONE LAYER OF 5/8" GWS ON EITHER SIDE OF METAL STUDS, 9-1/2" UNFACED FIBERGLASS BATT INSULATION TO 1/2" ABOVE FINISHED CEILING.
 (A) AS ABOVE WITH - OUT FIBERGLASS INSULATION.
 (B) AS WITH GREEN BOARD.
 (C) AS WITH FIRE RATED, FIRE RATED STUDS, FIRE CALK TOP, BOTTOM AND ALL PENETRATIONS SIMILAR TO UL #486S.
- NEW INTERIOR WALL**
 3.5" METAL STUDS, 20 GA, 16" O.C., 4" ABOVE SUSPENDED CEILING GRID WITH ONE LAYER OF 5/8" GWS ON INTERIOR SIDE OF METAL STUDS, 3-1/2" UNFACED FIBERGLASS BATT INSULATION FULL HEIGHT.
 (A) AS ABOVE WITH - OUT FIBERGLASS INSULATION.
 (B) AS WITH 1 HR FIRE RATING.
- NEW INTERIOR WALL**
 1 HOUR RATED WALL, 3.5" METAL STUDS, 20 GA, 16" O.C. TO UNDERSIDE OF DECK WITH ONE LAYER OF 5/8" GWS BOTH SIDES OF STUDS TO UNDERSIDE OF DECK, 3-1/2" UNFACED FIBERGLASS INSULATION TO FULL HEIGHT.
 (A) AS ABOVE WITH - OUT FIBERGLASS INSULATION.
 (B) AS WITH GREEN BOARD.
 (C) AS WITH 1 HR FIRE RATING FIRE CALK TOP, BOTTOM AND ALL PENETRATIONS SIMILAR TO UL #486S.

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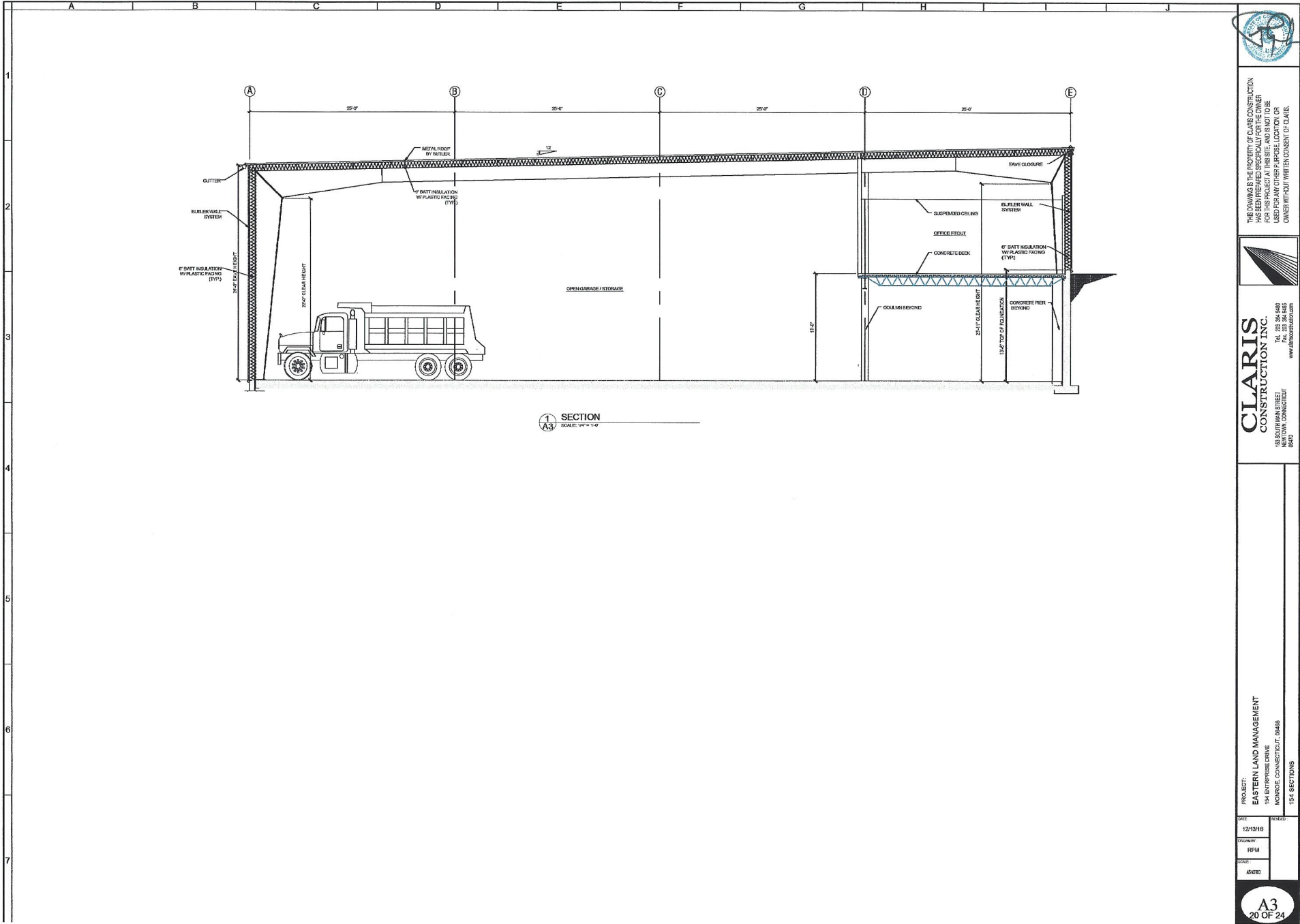
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EASTERN LAND MANAGEMENT
154 ENTERPRISE DRIVE
MONROE, CONNECTICUT 06468
GROUND FLOOR PLAN

DATE:	9/27/17
DESIGN BY:	JJD
CHECKED BY:	
SCALE:	1/8"

A1.1



SECTION
SCALE: 1/4" = 1'-0"



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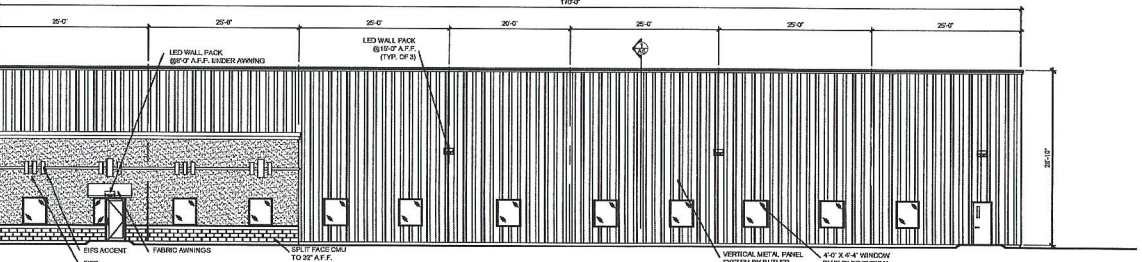


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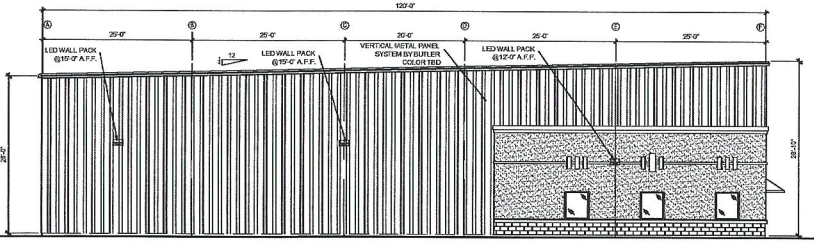
PROJECT:
EASTERN LAND MANAGEMENT
124 SHIRREPS DRIVE
MIDDLETOWN, CONNECTICUT, 06488
1254 SECTIONS

DATE: 12/13/16
DRAWN BY: RPM
SCALE: AS SHOWN

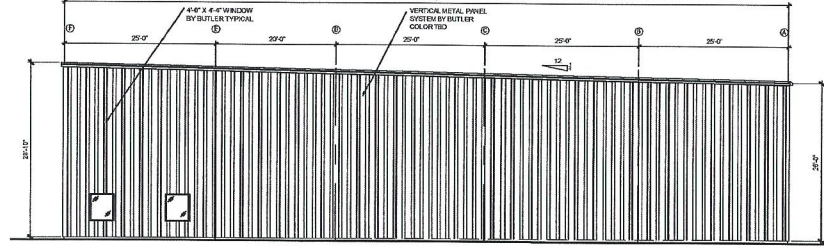
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



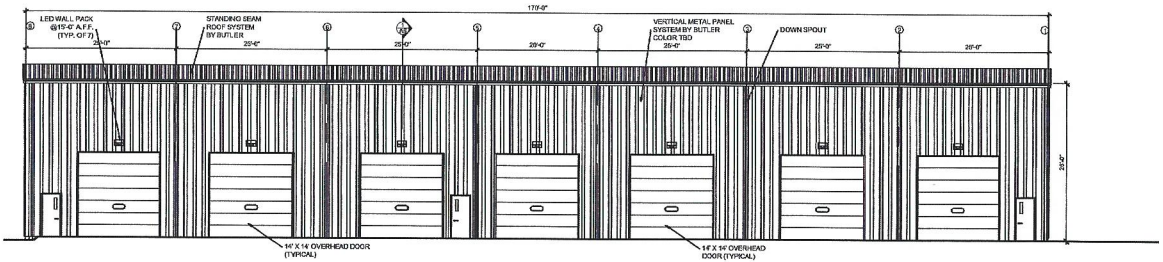
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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06490
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PROJECT: EASTERN LAND MANAGEMENT
154 ENTERPRISE DRIVE
MORRISSE, CONNECTICUT 06466
184 - ELEVATIONS

DATE:	12/13/18
DRAWN BY:	RPM
SCALE:	AS SHOWN