

FOR LEASE

**123 Union City Road
Route 68
Prospect, CT 06712**



**1950 s/f with garages (2) overhead doors
With office/warehouse/interior loading dock 20' x 25'
Clean working space / Ideal for contractors
Close to Route 8**

Electricity is included

Lease Rate:

1,950 s/f \$1,200 per month plus heat & trash



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

PROPERTY ADDRESS	123 Union City Road		
CITY, STATE	Prospect, CT 06712		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	25,282	Air conditioning	
Number of floors	2	Sprinkler	Yes
Avail S/F	1,950	Type of heat	Gas
Office space	100 s/f		
Avail overhead doors	2-10' x 12'	OTHER	
Exterior construction	Block	Total acres	0.96
Interior construction	Block / sheetrock	Rail spur	
Ceiling height	12'	Zoning	Industrial
Roof	Rubber	Parking	Off street
Date built	1969	Interstate / distance to	I-84 / 3 miles
		State route / distance to	Route 8 / 2 miles
UTILITIES			
Sewer	Septic	TERMS	
Water	City	Lease rate	
Gas	Yes	1,950 s/f \$1,200 / mo + heat + trash	
Electrical	100 amps		

COMMENTS:

1,950 s/f clean warehouse space with 2 garages with interior loading dock 20' x 25'

Ideal for contractors.
 Shared bathroom.
 Close to Route 8



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