

FOR LEASE

**60 PARK LANE ROAD
NEW MILFORD, CT 06776**



- 5 units totaling 6,065 SF+/- are available for lease in this modern and well-kept retail center
- This freestanding building is located right on Rt-202, close to the center of New Milford, and just 1.1 miles away from New Milford Hospital
- Excellent visibility from the street with an average daily traffic count of 16,900 vehicles
- Unit 2- 1,327 SF +/- \$1,990.50 per month
- Unit 3- 1,087 SF +/- \$1,630.50 per month
- Unit 5- 1,110 SF +/- \$1,665.00 per month
- Unit 6- 1,141 SF +/- \$1,711.00 per month
- Unit 8- 1,400 SF +/- \$2,100.00 per month
- Located on a corner, this property is easily accessible from Rt-202 and Park Ln. E., and features three entrances/exits
- Join Petrela Nails & Spa, Etra Beau Salon, and The Gift Shop of New Milford at this beautiful property featuring great parking in the front, rear, and side of the building
- Asking Lease Rate- \$15.00 PSF NNN (Nets= \$3.00 PSF)



MATTHEWS COMMERCIAL PROPERTIES LLC.

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	60 Park Lane Road		
CITY, STATE	New Milford, CT 06776		
BUILDING INFO			
Total S/F	8,386 SF+/-	MECHANICAL EQUIP	Air conditioning
Number of Floors	1		Central
Available SF	6,065 SF+/-	OTHER	Type of heat
Will Subdivide	2,414 SF+/- or 2,251 SF+/-		Gas—Forced Air
Exterior construction	Cedar / Pine / Redwood	Total acres	1.37
Interior construction	Drywall / Sheetrock	Zoning	B-1
Ceiling height	10'	Parking	In Common
Roof	Asphalt	Interstate / distance to	I-84 - 13.8 miles
Date Built	2005	State Route / distance to	RT-8 - 26.5 miles
UTILITIES		TERMS	
Sewer	City	Lease Rate	\$15.00 PSF NNN
Water	City	Nets	\$3.00 PSF
Gas	Eversource		
Electric	Eversource		



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