



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

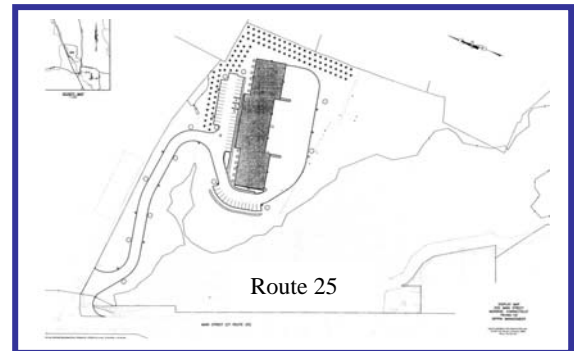
Flexible use Industrial for Lease 200 Main Street, Monroe, CT

Price Reduced



**ONLY
5,714 SQ. FT.
REMAINING
(SUB-DIVIDABLE)**

Designed for 2,000 sq/ft users and up
20% or more of office space
This can be designed to
suit tenant
Beautiful landscaping
Ample parking



Column spacing 40' x 25'
2,400 amps, 208 volts, 3 ph
Oil fired heating units, fully air conditioned
Four loading docks
Sky lights in the assembly area
Well water and Septic System, water is on Route 25
Only 1.5 miles to Route 25 connector

Lease rate: \$11.50 NNN

For more information please contact Bruce Wettstein, SIOR
bruce@vidalwettenstein.com



719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

www.vidalwettenstein.com