



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

FOR LEASE

INDUSTRIAL DISTRIBUTION & OFFICE SHOWROOM



580 Pepper Street **Monroe, Connecticut**

Total Building Size:	23,702 sq/ft, hi-bay warehouse, office & assembly space
Land Area:	5 plus Acres
Zoning:	DI-2
Year Built:	1987 & 1990
Occupancy:	Negotiable
Parking Spaces:	36 cars, plus potential expansion
Electrical Service:	600 amps, 208 volts, 3 phase
Real Estate Taxes:	\$22,543.00
Utilities:	City water, septic systems, natural gas heat
Price:	\$9.50 per sq/ft net net net

For a tour or additional information, contact Bruce Wettenstein, SIOR
Email address: Bruce@vidalwettenstein.com

The information contained herein has been obtained by the owner of the property. While Vidal/Wettenstein has no reason to doubt its accuracy, we do not guarantee it.



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