

# INDUSTRIAL SPACE FOR LEASE

164 Enterprise Drive, Monroe, CT



To arrange a tour contact:

**Bruce Wettenstein | 203-226-7101 Ext 2**

[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.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.

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20,600 Square Feet, Sub-dividable  
Occupancy August 1<sup>st</sup>, 2022

Building can be expanded



## PROPERTY DETAILS

20' to 21' 6" clear height

2 loading docks and 4 drive in doors

208 volts, 800 amps, 3 phase, 4 wire

Fully sprinklered

Natural gas heat

Some particulars can be tailored made for Tenant

Lease rate: \$9.75 PSF NNN

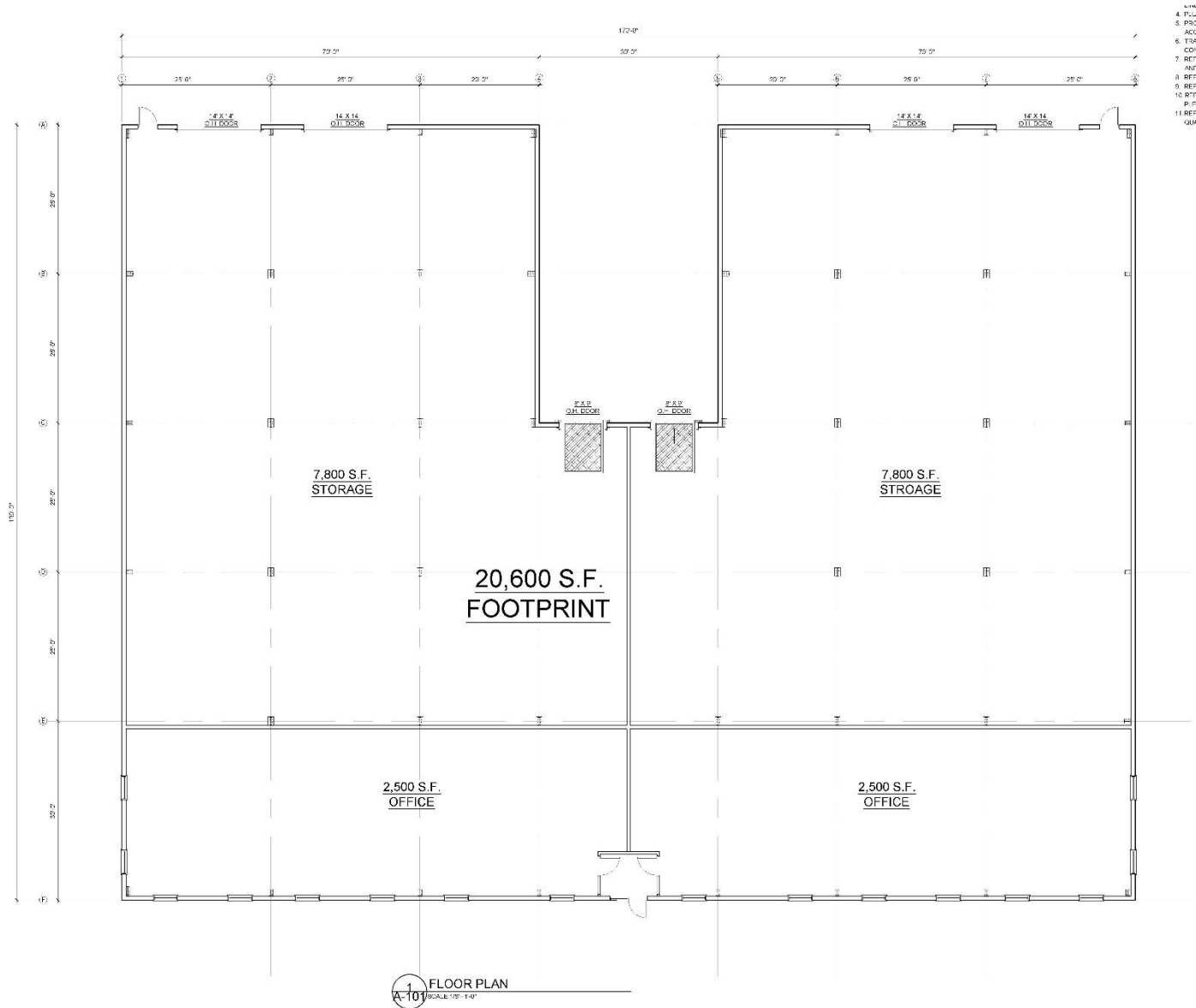


Location: Minutes from Route 25

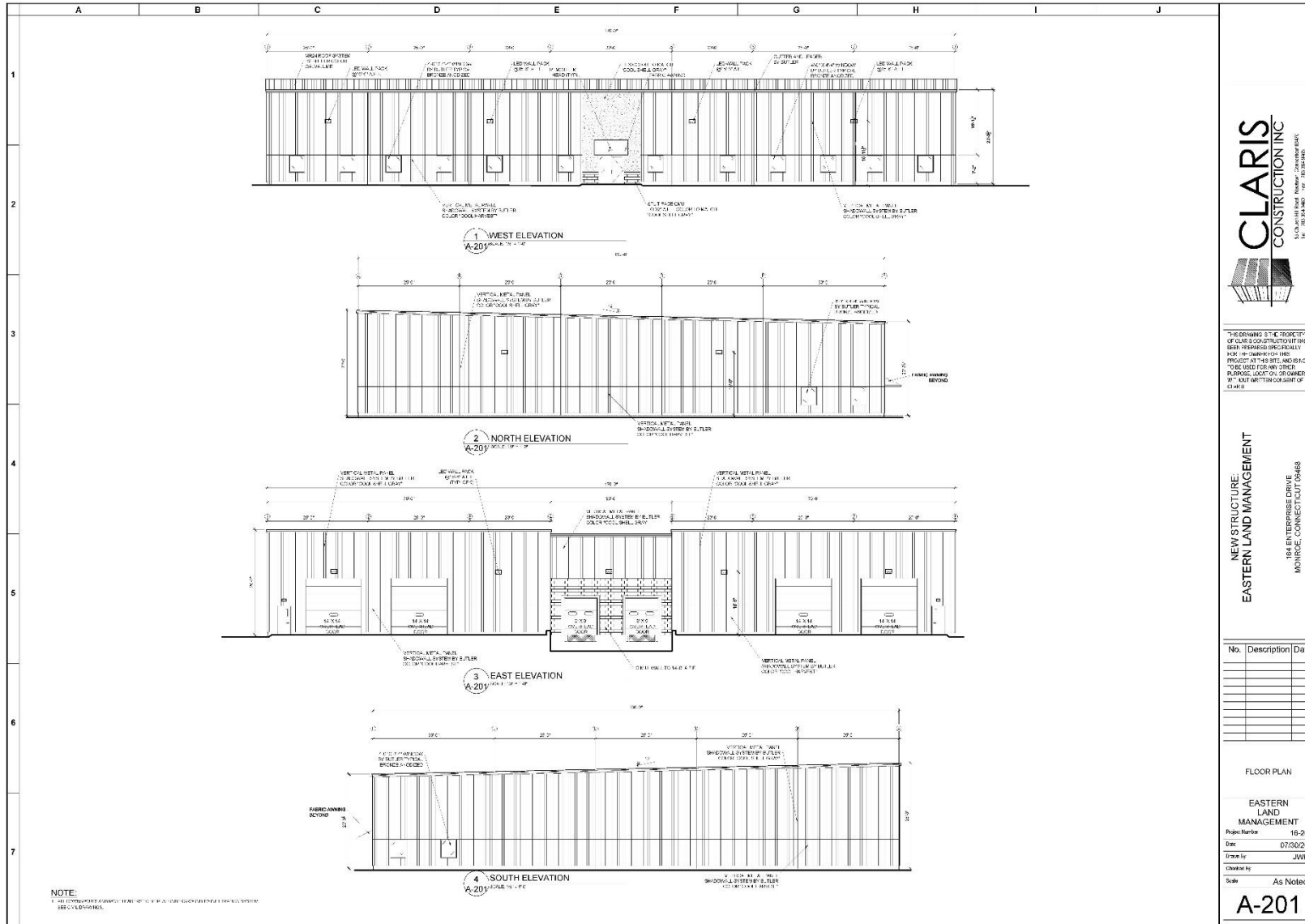
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NEW STRUCTURE  
EASTERN LAND MANAGEMENT  
164 ENTERPRISE DRIVE  
MONROE, CONNECTICUT 06468

No.	Description	Date

FLOOR PLAN  
EASTERN LAND MANAGEMENT  
Project Number: 16-20  
Date: 07/03/20  
Drawn by: JWK  
Checked by:  
Scale: As Noted  
**A-201**



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