

# 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

1st Qt. 2022 occupancy



## PROPERTY DETAILS

24' 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



Individual Members  
Society of Industrial & Office Realtors

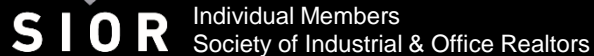
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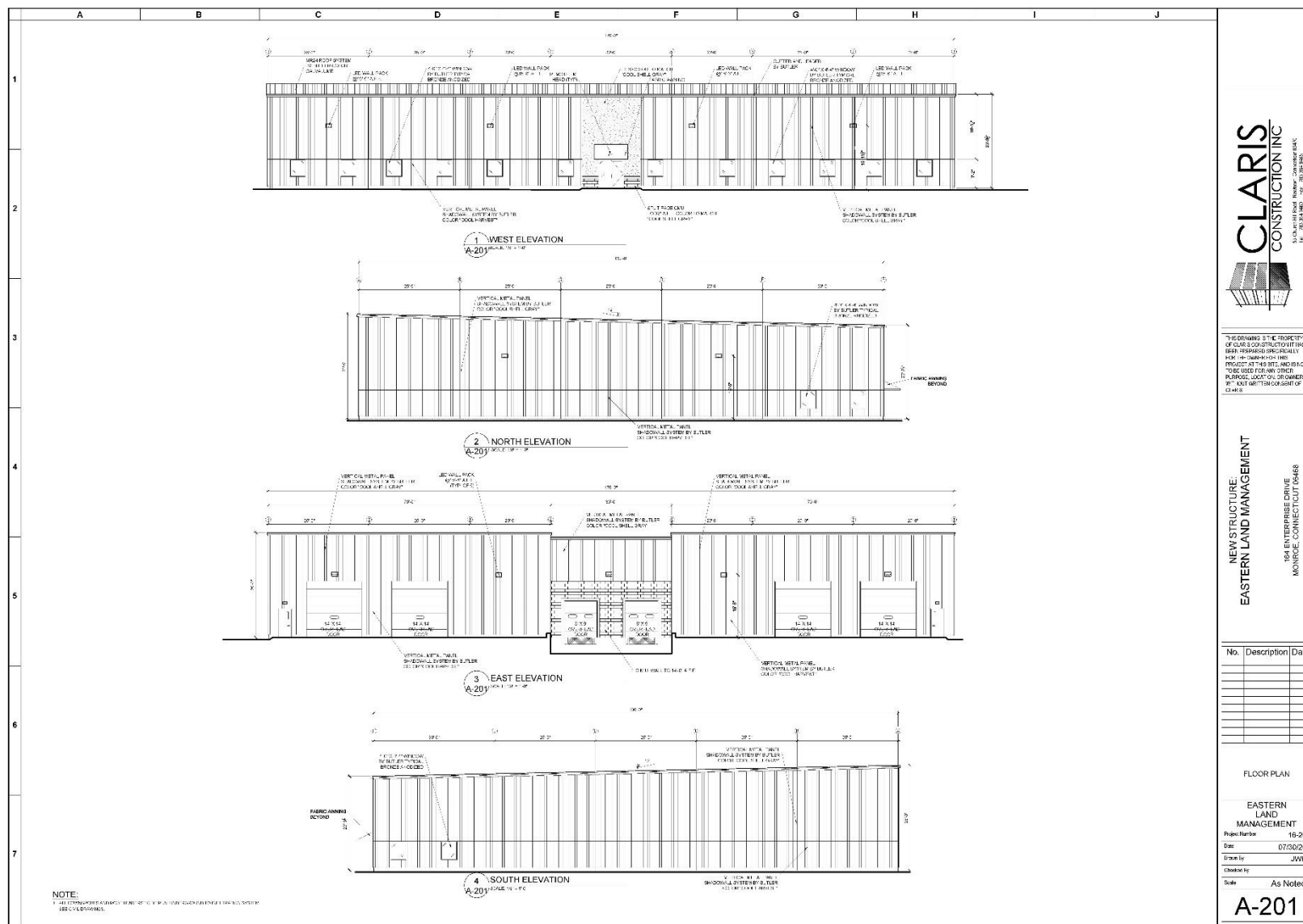


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