

INDUSTRIAL SPACE FOR LEASE



164 Enterprise Drive, Monroe, CT

20,600 Square Feet, Sub-dividable

- 1st Qt. 2022 occupancy
- 24' clear height
- 2 loading docks and 4 drive in doors
- 208 volts, 800 amps, 3 phase, 4 wire
- Fully sprinklered
- Natural gas heat
- Lease rate: \$9.75 psf nnn

Some particulars can be tailored made for Tenant.

For additional information contact:

Bruce Wettenstein, SIOR

203-226-7101 Ext 2

bruce@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.



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

Architectural floor plan showing the layout of a building footprint. The plan includes dimensions for the overall footprint and individual rooms. The total footprint is 20,600 S.F.

Room Labels:

- 7,800 S.F. STORAGE
- 20,600 S.F. FOOTPRINT
- 2,500 S.F. OFFICE
- 7,800 S.F. STORAGE
- 2,500 S.F. OFFICE

Dimensions:

- Overall Width: 170'-0"
- Overall Depth: 130'-0"
- Room Widths: 25'-0", 25'-0", 20'-0", 20'-0", 25'-0", 25'-0"
- Room Depths: 25'-0", 25'-0", 25'-0", 25'-0"

Legend:

- 1. REFER TO PLAN
- 2. REFER TO PLAN
- 3. REFER TO PLAN
- 4. REFER TO PLAN
- 5. REFER TO PLAN
- 6. REFER TO PLAN
- 7. REFER TO PLAN
- 8. REFER TO PLAN
- 9. REFER TO PLAN
- 10. REFER TO PLAN
- 11. REFER TO PLAN

Scale: 1/8" = 1'-0"

Title Block:

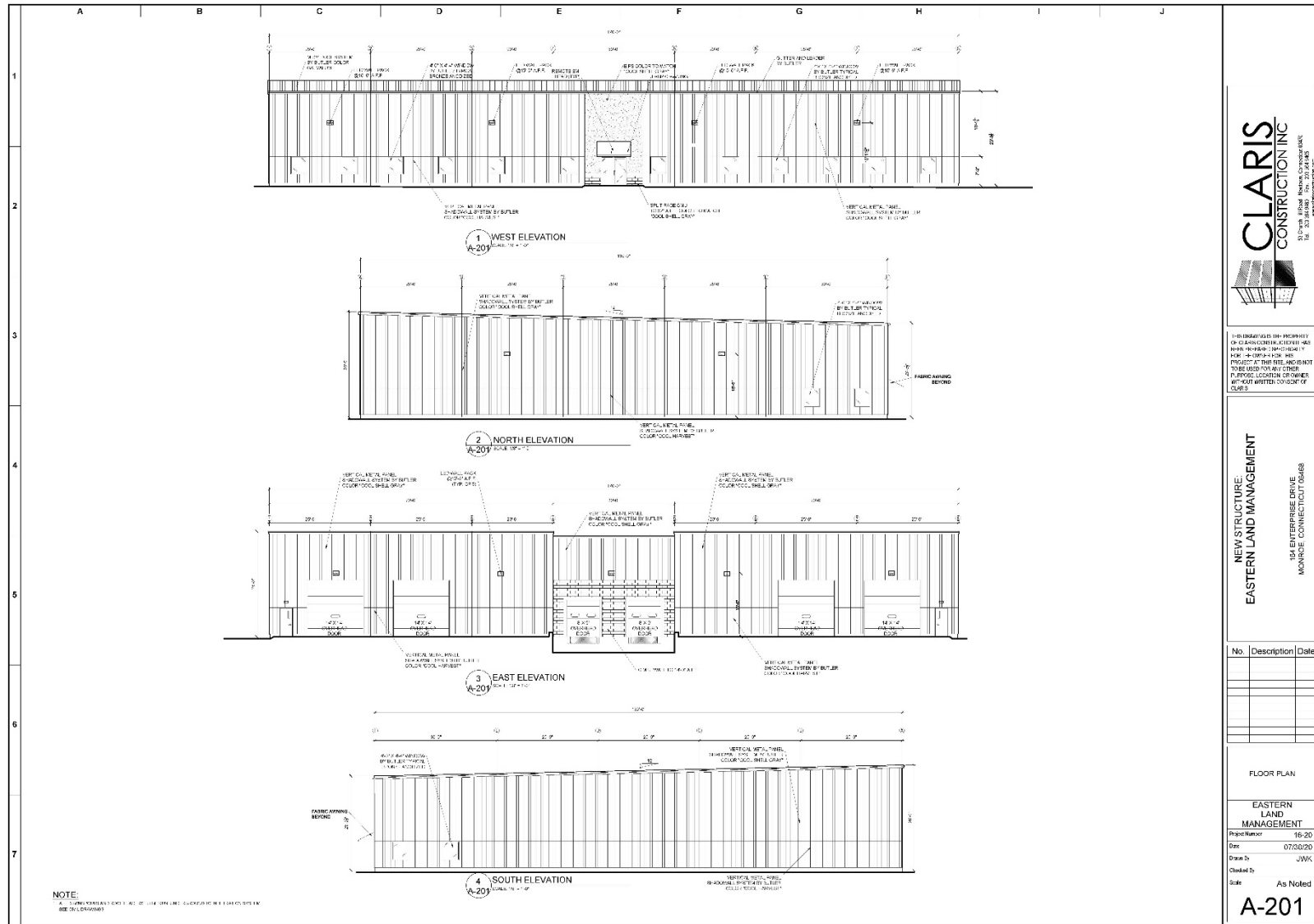
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



[f](#) [in](#)  

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

164 Enterprise Drive, Monroe, CT



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com