

# INDUSTRIAL SPACE FOR LEASE



164 Enterprise Drive, Monroe, Connecticut

20,600 Square Feet, Sub-dividable

- 3rd Qt. 2021 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
- Some particulars can be tailored made for Tenant
- Lease rate: \$9.75 psf nnn

For additional information contact

Bruce Wettenstein, SIOR

203-226-7101 Ext 2

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

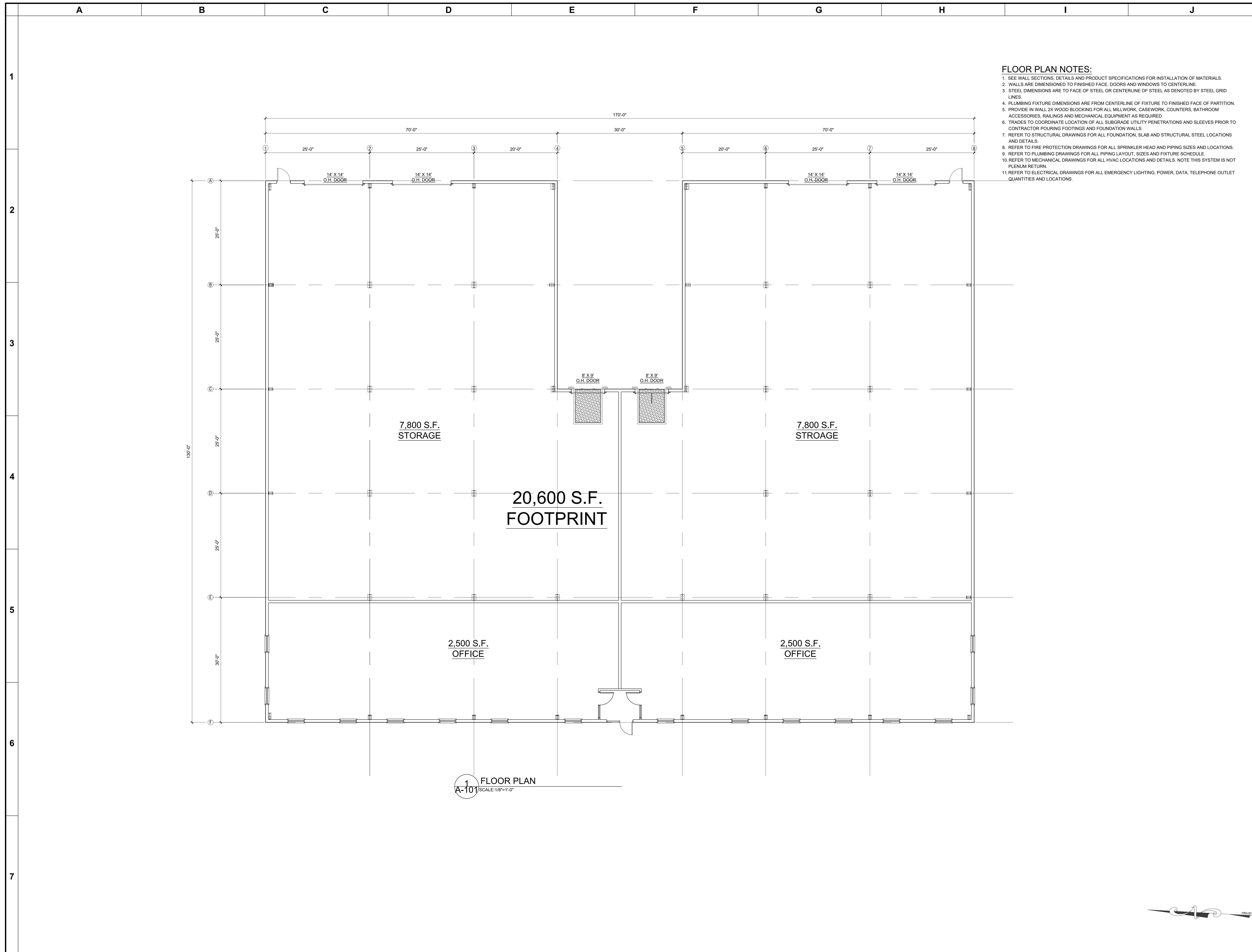
Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)



- FLOOR PLAN NOTES:**
- SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
  - WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
  - STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
  - PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
  - PROVIDE IN WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT AS REQUIRED.
  - TRADES TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
  - REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
  - REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEAD AND PIPING SIZES AND LOCATIONS.
  - REFER TO PLUMBING DRAWINGS FOR ALL PIPING LAYOUT, SIZES AND FIXTURE SCHEDULE.
  - REFER TO MECHANICAL DRAWINGS FOR ALL HVAC LOCATIONS AND DETAILS. NOTE THIS SYSTEM IS NOT PLENUM RETURN.
  - REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, POWER, DATA, TELEPHONE OUTLET QUANTITIES AND LOCATIONS.



THIS DRAWING IS THE PROPERTY OF CLARIS CONSTRUCTION IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF CLARIS

NEW STRUCTURE:  
EASTERN LAND MANAGEMENT

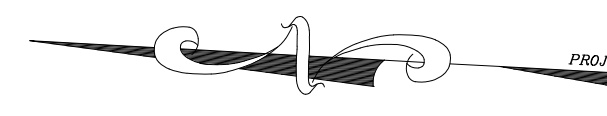
164 ENTERPRISE DRIVE  
MONROE, CONNECTICUT 06468

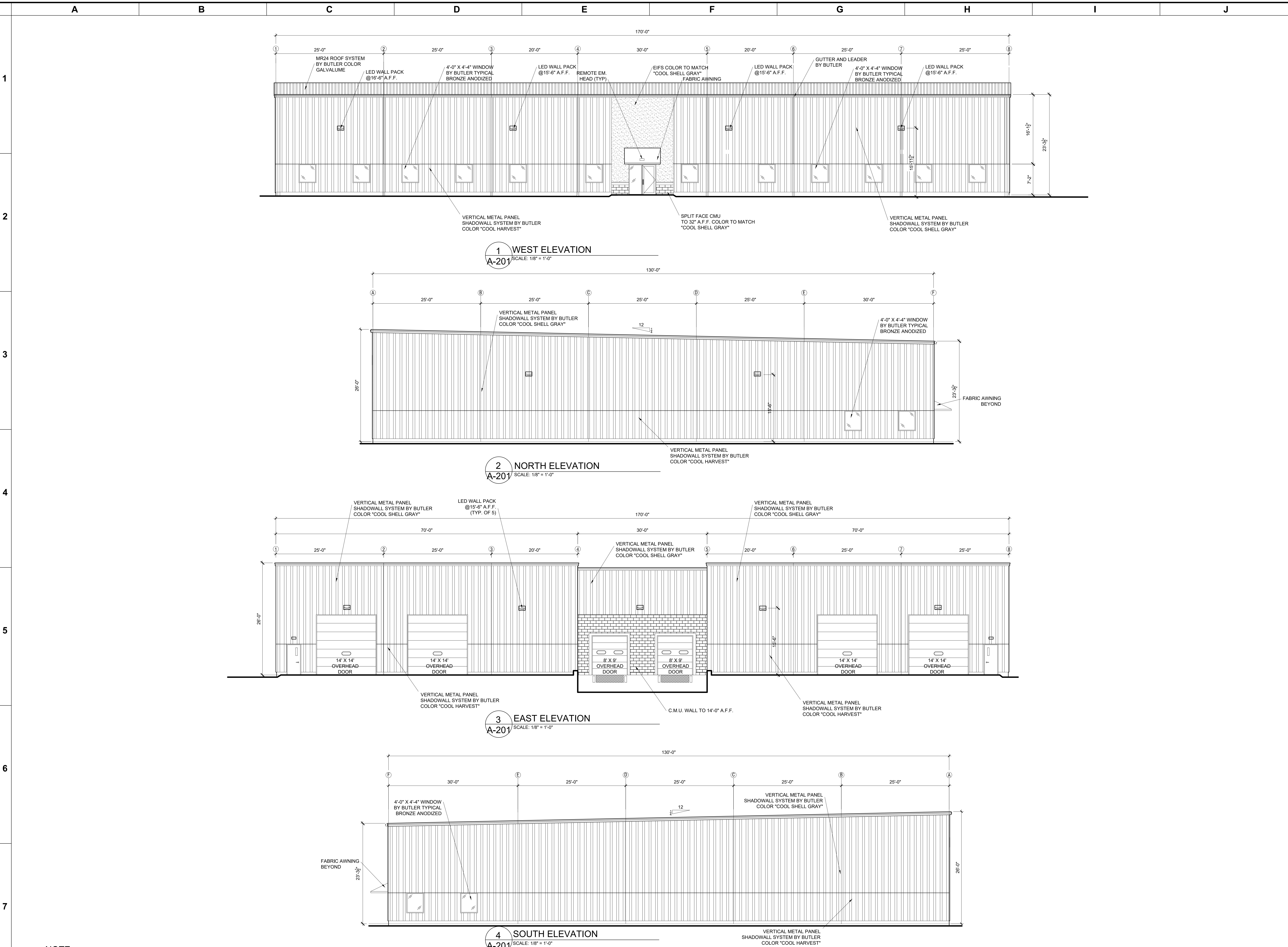
No.	Description	Date

FLOOR PLAN	
EASTERN LAND MANAGEMENT	
Project Number	16-20
Date	07/30/20
Drawn By	JWK
Checked By	
Scale	As Noted

**A-101**

**1** FLOOR PLAN  
A-101 SCALE: 1/8"=1'-0"





**NOTE:**  
 1. ALL DOWNSPOUTS AND ROOF LEADERS TO BE RUN UNDERGROUND TO INFILTRATION SYSTEM.  
 SEE CIVIL DRAWINGS.



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FLOOR PLAN

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**A-201**