

200 Cascade Boulevard, Connecticut



Comments: Located directly off exit 41 Interstate 95 and minutes from Merritt Parkway, I-91 and Route 34, between Fairfield & New Haven Counties. Excellent labor force and ideal for many users, including light industrial, flex, research & development, machine shop, warehousing.

**For additional information please contact Scott Zakos
203-226-7101 ext 4, email: scott@vidalwettenstein.com**

Available: Unit "B" 13,139 SQ. FT.

Building: Total of 46,000 SF built in 1987

Office: 10 % (+/-) existing office in each unit

Zone: ID

Land: 3 acres +/-, (104,000 sq/ft of land)

Loading: Two 8'x8' loading docks & one 8'x8' drive in door

Parking Spaces: 105 parking spaces in common

Clear Height: 16' clear to the underside of the steel

Air Conditioned: 100% fully air conditioned (roof mounted)

Sprinklered: 100% Sprinklered (wet system)

Columns: Minimal columns in the shop area.

Electric: 1,200 AMPS 480 Volt 3 Phase, total building

Utilities: City Water/Sewer

Lease: \$8.75 PSF NNN

Taxes: \$1.54 PSF

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



SIOR

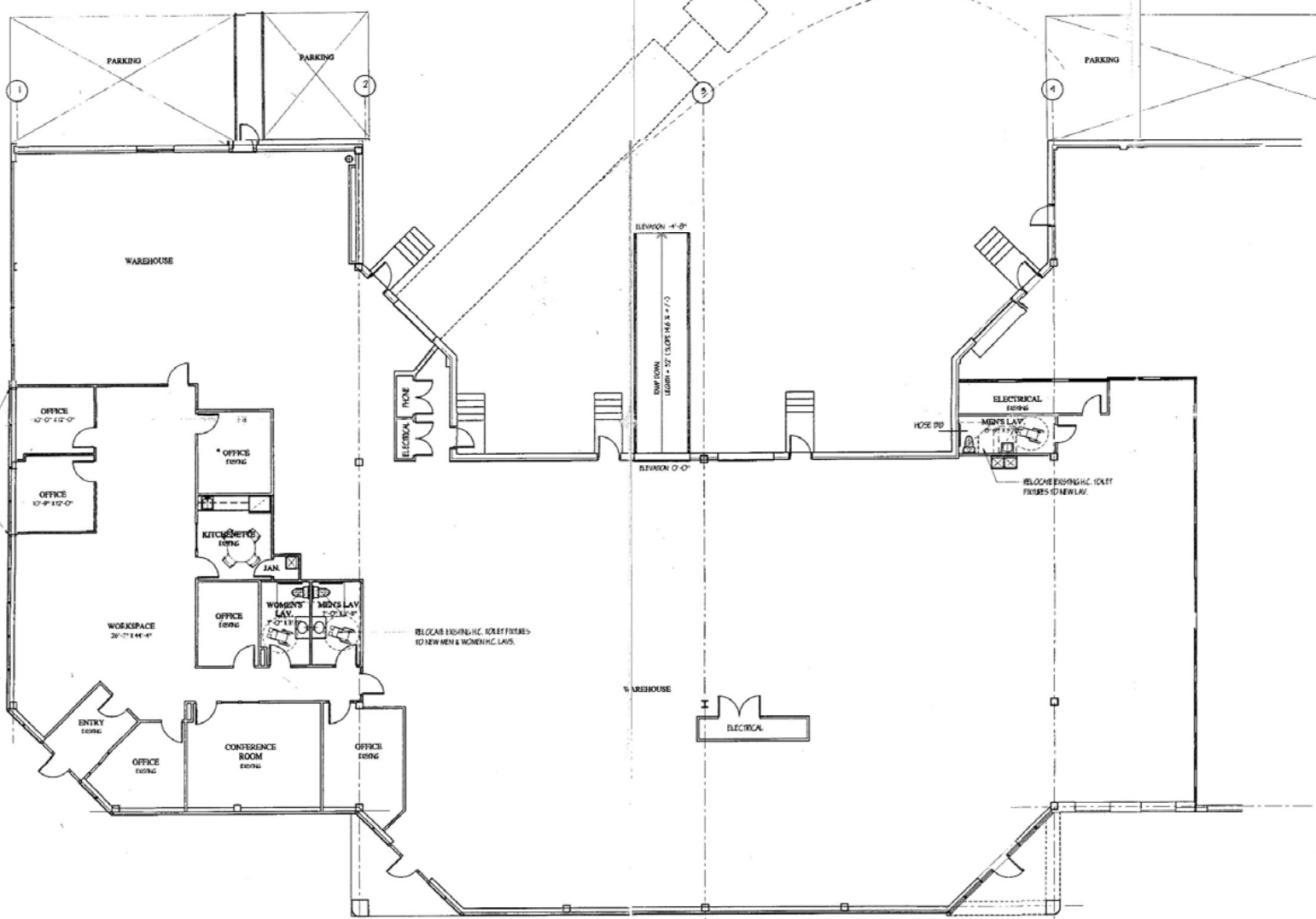
Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com



1 FLOOR PLAN
 A1 SCALE 1/8" = 1'-0"

REVISED	
No.	DATE
1.	8/21/05 PLAN LAYOUT

WALL TYPES LEGEND

	Existing to remain
	Existing to be removed
	New Construction

Tenant # 1

NO.	DATE	BY	CHK.
1	8/21/05	JAW	AWP
2	8/21/05	JAW	AWP
3	8/21/05	JAW	AWP
4	8/21/05	JAW	AWP
5	8/21/05	JAW	AWP

Tenant Improvements
 200 Cascade Boulevard
 S.C. Properties, L.L.C.
 Prepared for: S.C. Properties, L.L.C.
 P.O. Box 3526, Millfield, CT, 06460

FLOOR PLAN
JOHN A. WICKO
 ARCHITECT
 L.L.C.

200 CASCADE STREET, MILFIELD, CT 06460-3526

A1