

INDUSTRIAL SPACE FOR LEASE

580 Pepper Street, Monroe, CT



To arrange a tour contact:
Bruce Wettstein, SIOR
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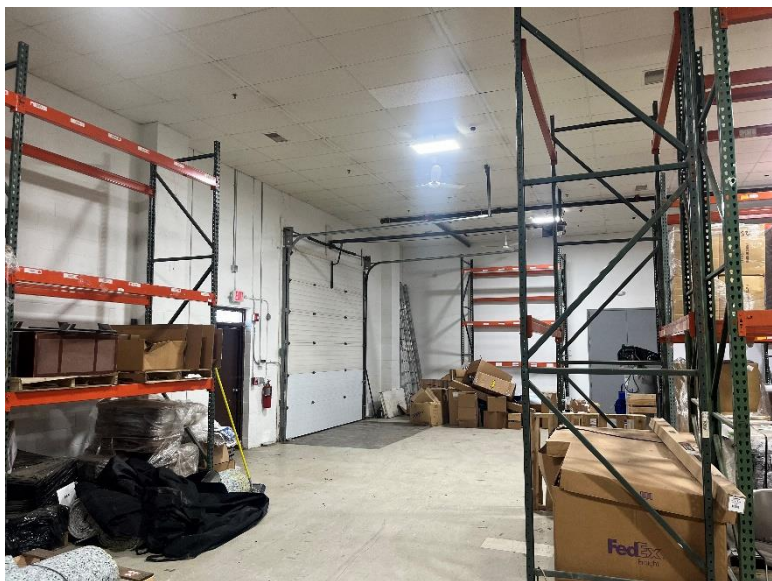
VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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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SPACE DETAILS

Building Area: 6,590± SF in addition, there is approximately 1,462± SF of office space that is available

Zoning: DI-2

Clear height: 16' clear

Columns: Minimal columns

Parking: 15 car parking spaces

Electric: 200 amps, 208 volts, 3 phase

HVAC: yes full HVAC

Loading: one 12x12 drive in door

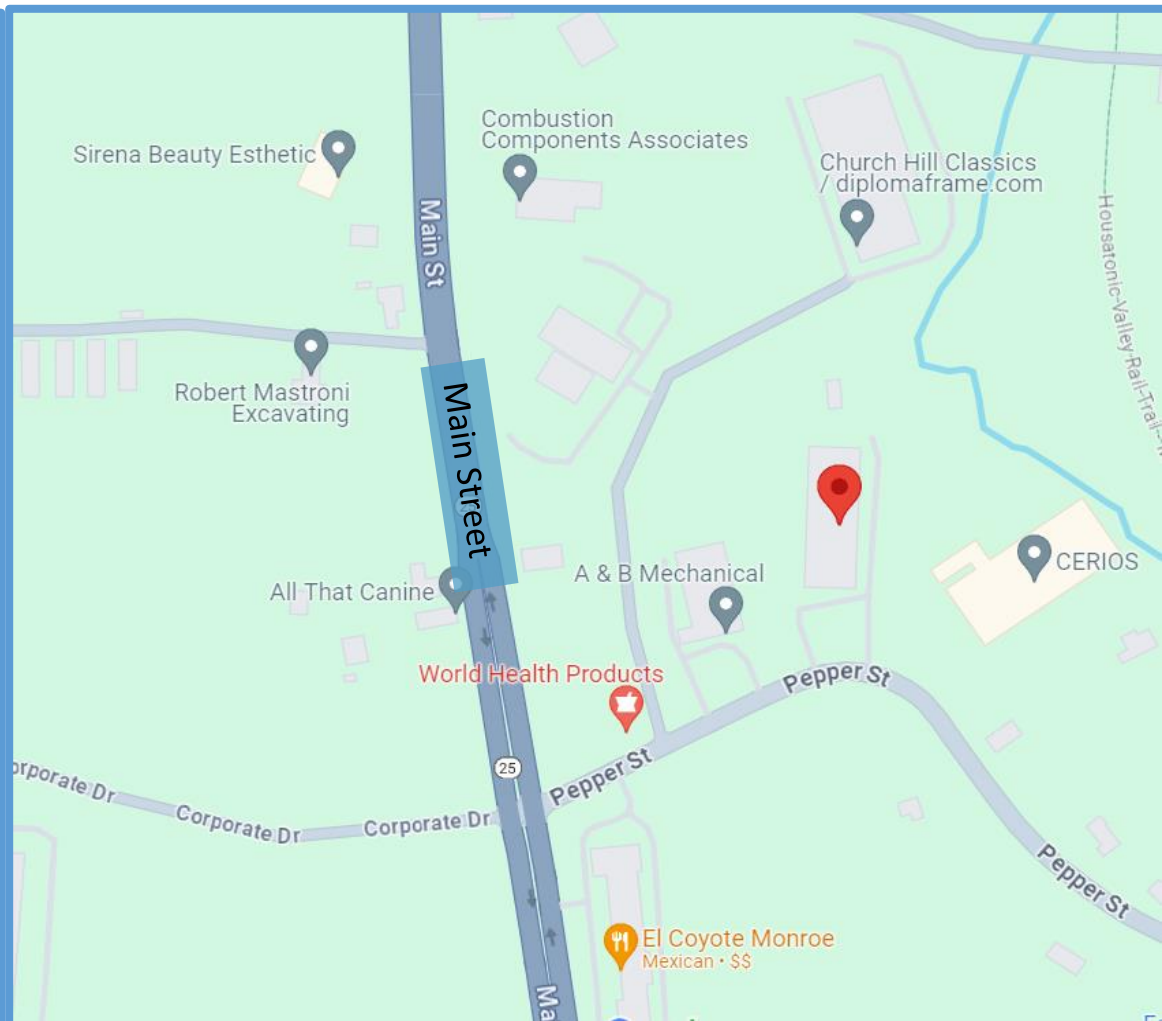
Gas: Yes natural gas heat

Water/ Sewer: City water, septic

LED lighting, downdraft fans, fill air condition

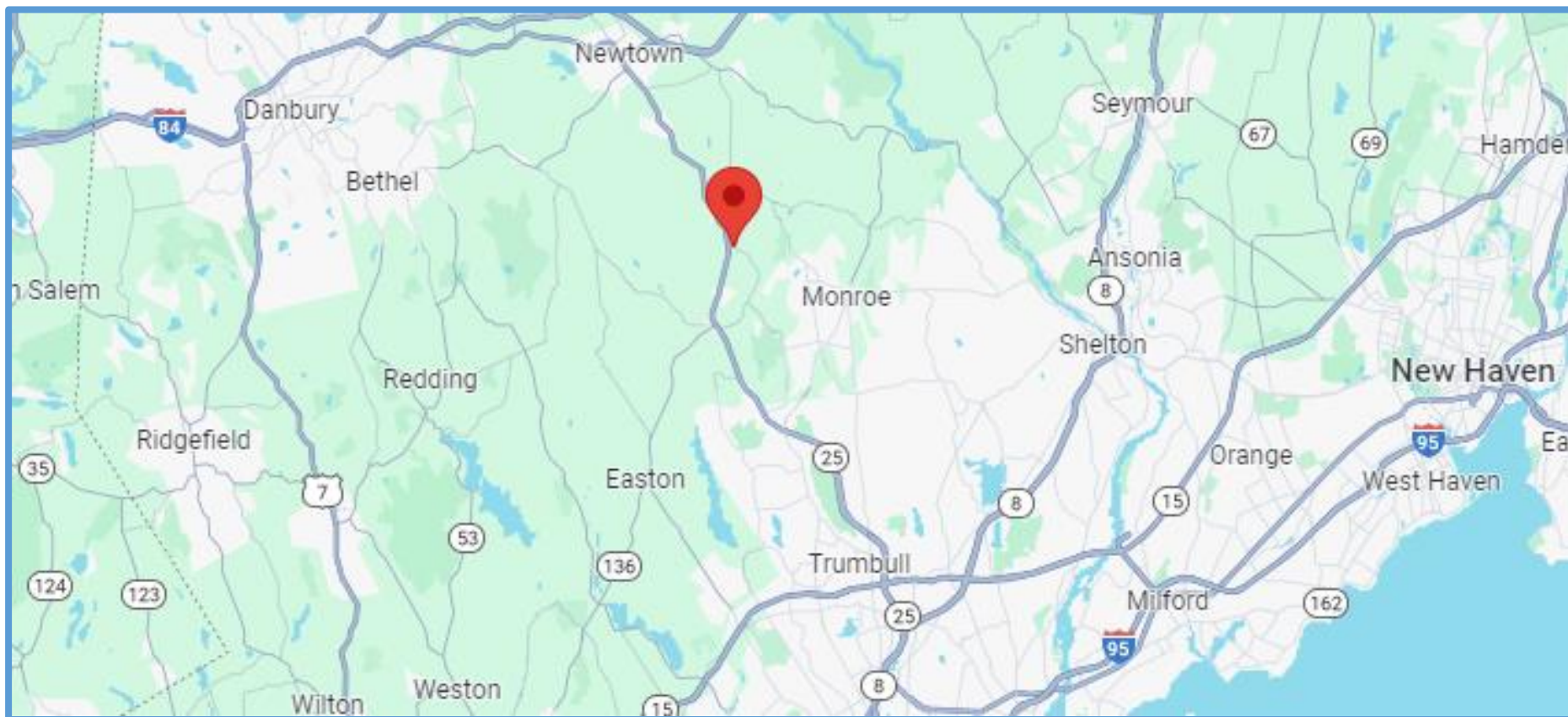
Lease Price: \$11.75 NNN

580 Pepper Street, Monroe, CT



Location: Rte. 25 / Main Street to Pepper Street

580 Pepper Street, Monroe, CT



Drive Time

Boston: 2½ hours

NYC: 1½ hours

New Jersey: 2 hours

Distance to I-84 5.5 Miles

Distance to Route 25
Connector 9 Miles

Distance to I-95 16 Miles

Distance to Route 8 10 Miles