

# INDUSTRIAL SPACE FOR LEASE

580 Pepper Street, Monroe, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



VIDAL/WETTENSTEIN, LLC

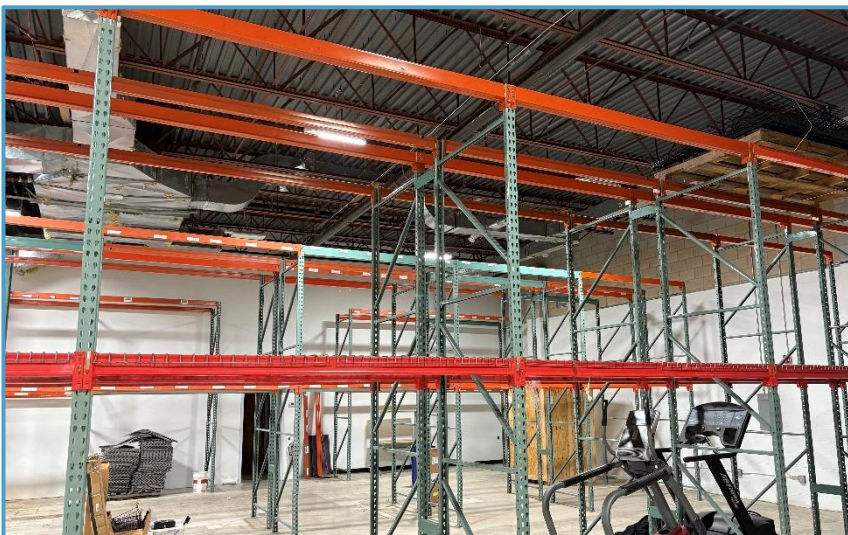
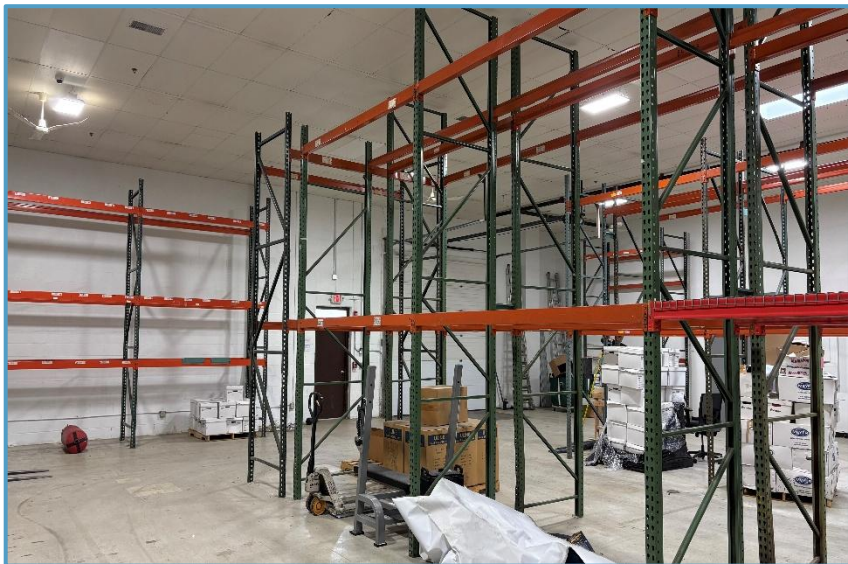


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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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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

Racking: can remain if required

Parking: 15 car parking spaces

Electric: 200 amps, 208 volts, 3 phase

HVAC: yes, full HVAC

Loading: one 12x12 drive in door

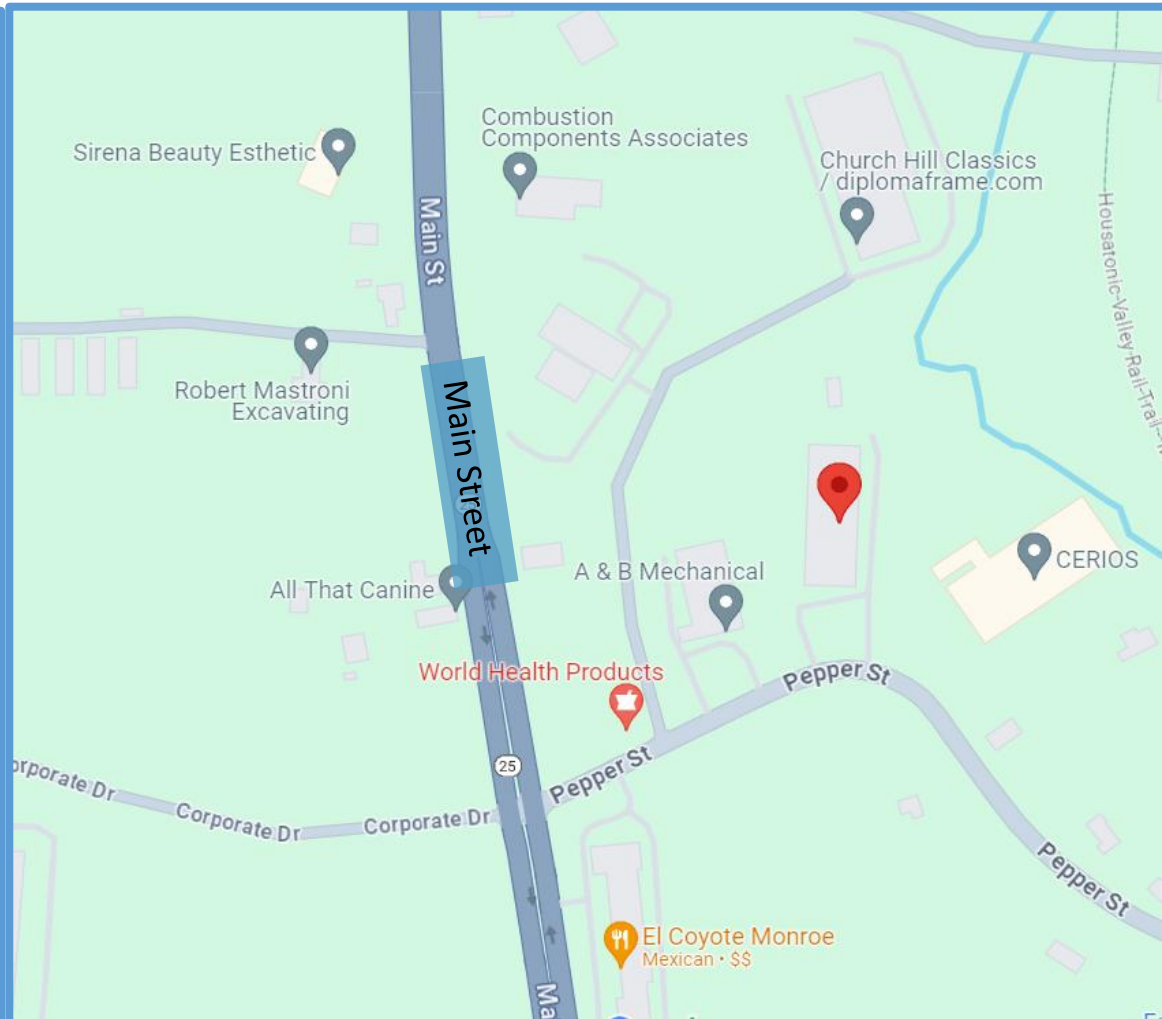
Gas: yes, natural gas heat

Water/ Sewer: City water, septic

LED lighting, downdraft fans, full air condition

Lease Price: \$11.75 NNN

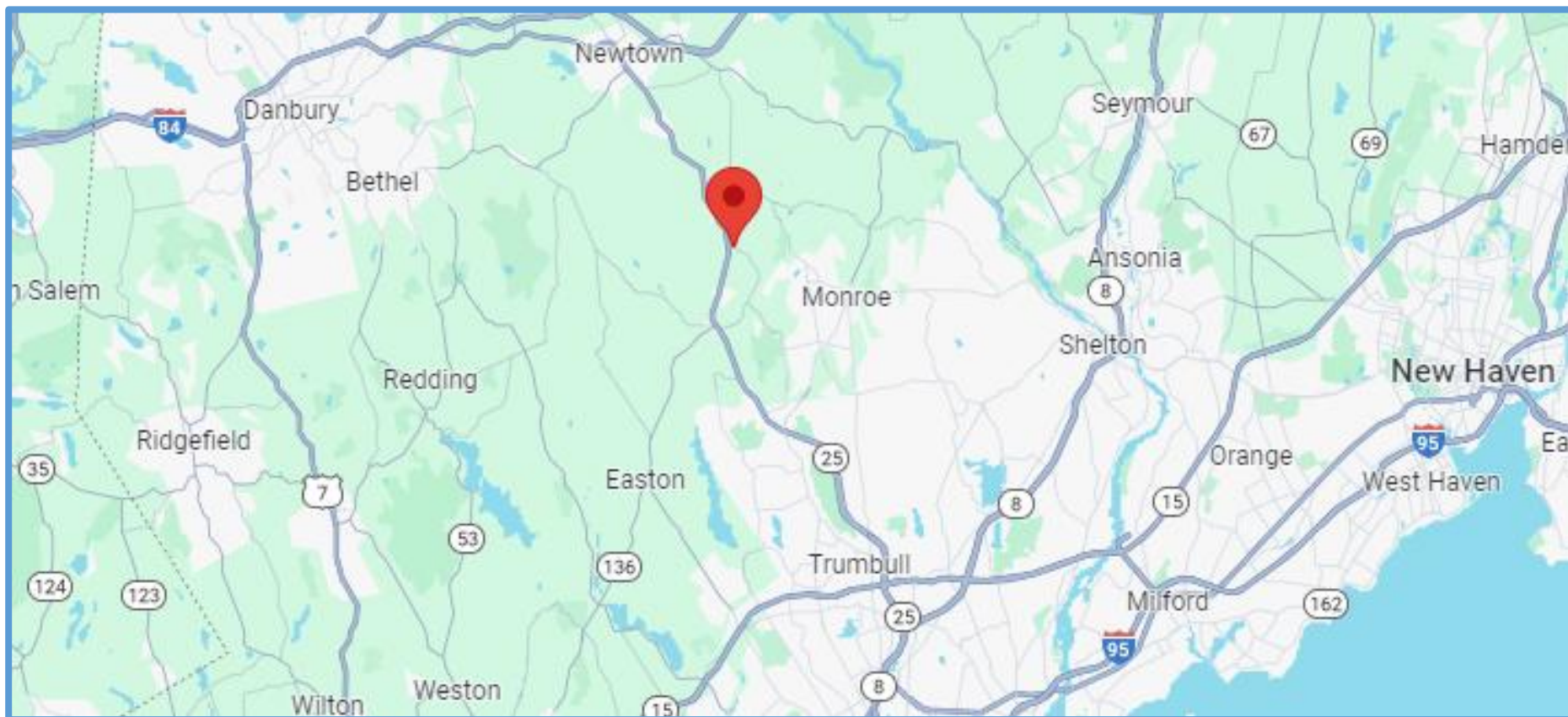
# 580 Pepper Street, Monroe, CT



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