## 580 Pepper Street, Monroe, Connecticut



### **FOR LEASE**

#### INDUSTRIAL DISTRIBUTION SPACE

### 9,095 Sq. Ft., Hi-Bay A/C Warehouse

- Two 12x12 drive in doors and one 8x10 loading dock
- > Zoning: DI-2
- > 34' clear
- Minimal columns
- Immediate Occupancy
- 15 car parking spaces
- 200 amps, 208 volts, 3 phase
- City water, septic, natural gas heat
- LED lighting, downdraft fans, full air conditioned
- Real Estate Taxes: \$1.29 psf
- Price: \$9.75 per sq ft net net net

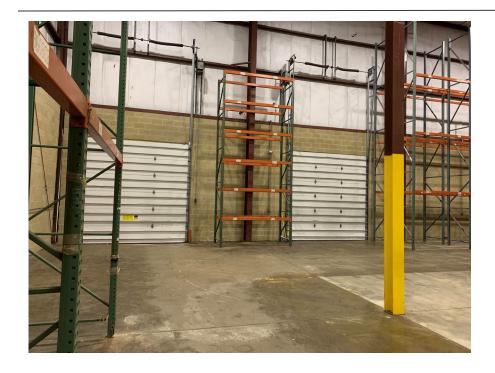
For a tour or additional information, contact Bruce Wettenstein, SIOR 203-226-7101 Ext 2, <u>bruce@vidalwettenstein.com</u>

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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