

# INDUSTRIAL PRODUCTION FACILITY FOR LEASE



## 600 Pepper Street, Monroe, Connecticut

Total of approximately 15,200 square feet plus mezzanine, comprised of high bay space, offices and an upper level section overlooking the production area.

**Building:** A modern one-story block and steel building on 5 acres. Ample offices, conference room, open bullpen, men's and ladies' bathrooms and locker area.

**Clear Height:** Assembly & distribution area has 24' clearance

**Safety Details:** Production area has a wet sprinkler system. Motion and perimeter sensors.

**Lease Rate:** \$9.00 NNN

For additional information please 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

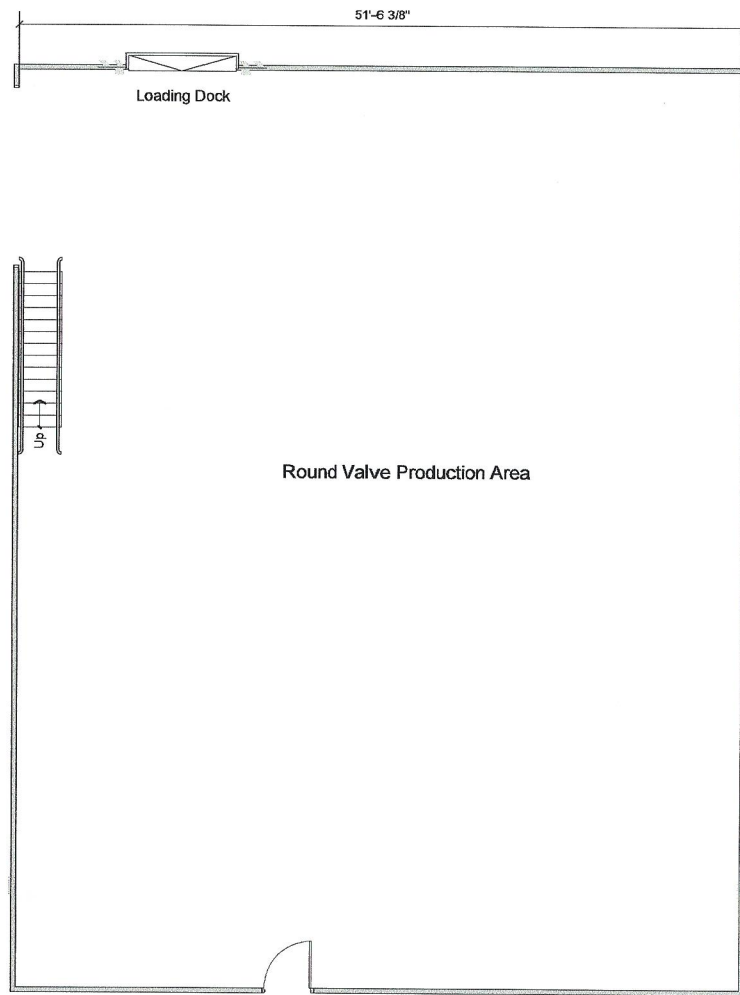
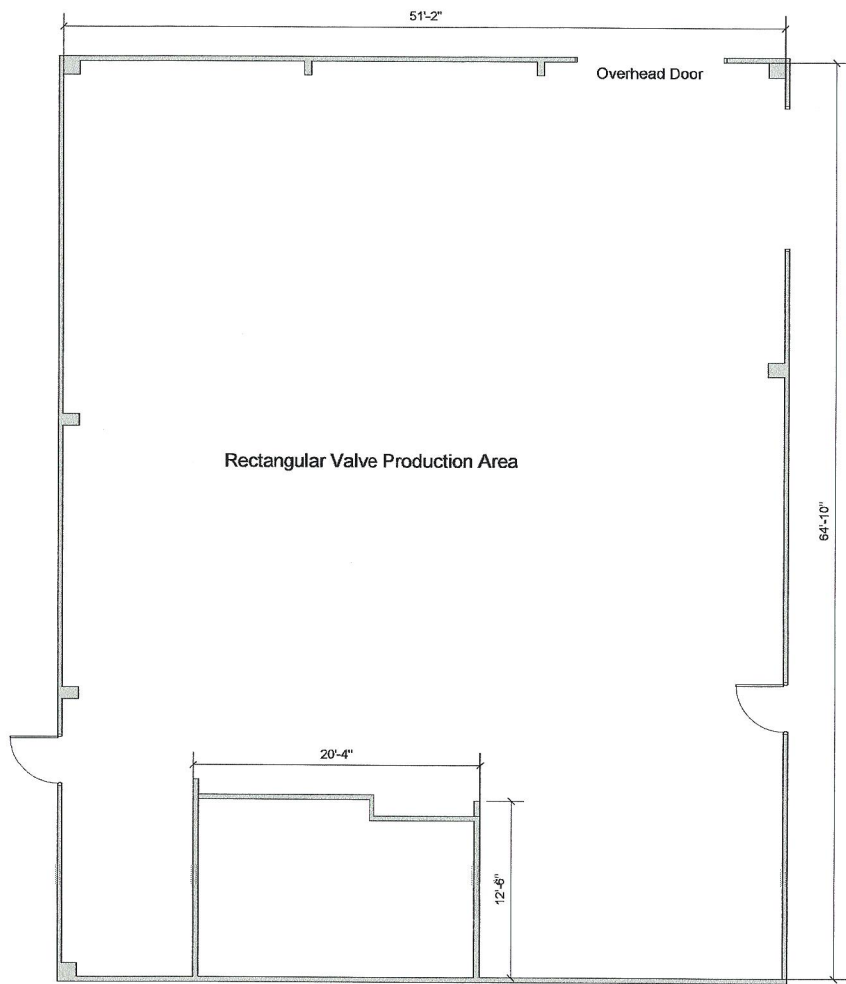
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

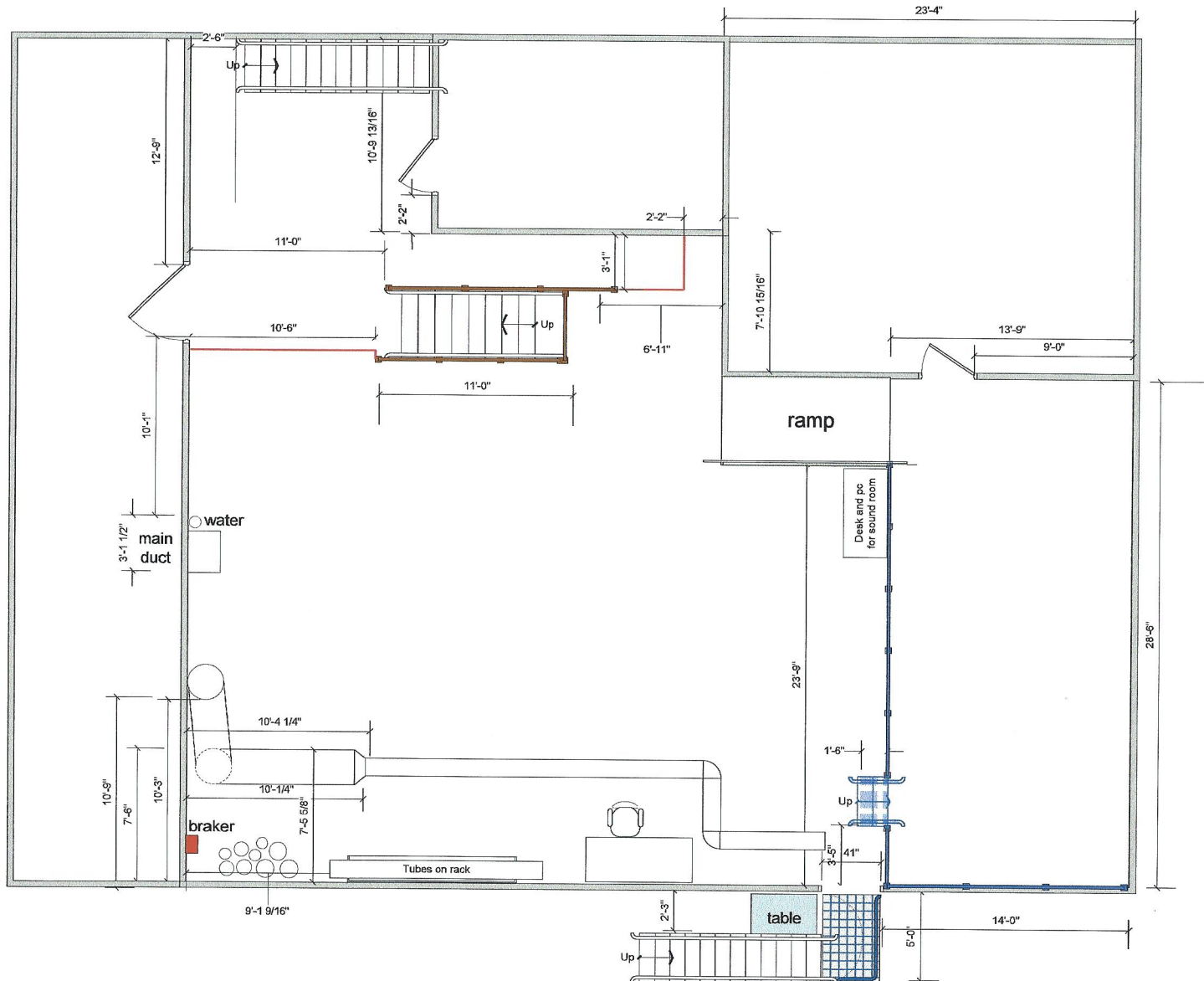
## 600 Pepper Street, Monroe, CT

- SIZE:** The building is comprised of 15,100 sq/ft  $\pm$ , 5,000 sq/ft of offices, and the balance hi bay production and/or warehouse area. The area has perimeter offices, conference room, and kitchen. The bullpen partitions can be made available.
- COLUMN SPACE:** There are no columns in the main hi bay area.
- CLEAR HEIGHT:** 24' clear in high bay sections
- PARKING:** Presently, 50 spaces with room for additional vehicles.
- UTILITIES:** City water, Bridgeport Hydraulic Company (Aquarion), Natural gas, and septic system with a capacity of 2,500 gallons.
- TELEPHONE:** Spectrum telephone lines. DSL fiber optics.
- HVAC:** 100% air conditioned & heated, Trane gas fired hi-efficiency roof mounted units replaced in 2011. 3-5 ton units, 1-12.5 ton and 1-10 ton unit, all roof mounted.
- SPECIAL EQUIPMENT:**
- 2 overhead crane tracks, one in each hi bay section. The height is 24' to the top of the rail. Both have been decommissioned but can be made to work.
  - Air compression lines throughout the assembly area.
  - Energy efficient high intensity discharge lighting throughout production area.
  - Intercom in office and assembly area via telephone system.
  - Networked with CAT 5 computer wiring throughout the building.
- FLOOR LOAD:** 5" reinforced concrete
- ELECTRICAL:** Amps: 1600 Volts: 277/480 Phase: 3 Wire: 4  
Several step-down transformers
- TRUCK ACCESS:** One 10 x 12 loading dock with levelor, & one 10 x 12 drive in.
- MAJOR ACCESS:** Route 25 connector is 4.7 miles from the building, Route 84 is approximately 5 miles from the building.
- ZONING:** Light Industrial, 25% coverage
- LEASE PRICE:** \$9.00 NNN
- COMMENTS:** Situated just off Route 25 corridor, this property sits in a beautiful rural area with growth potential.

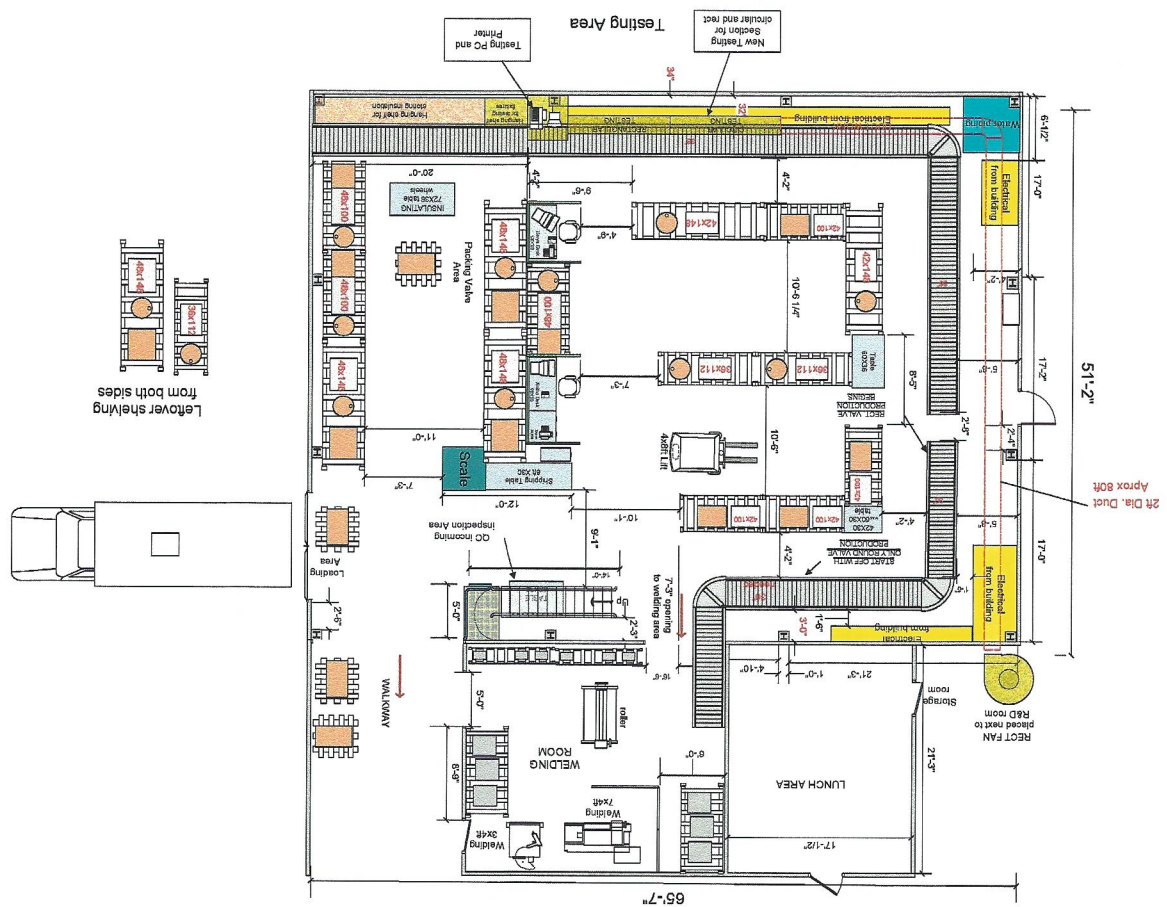
For a tour or additional information, please contact Bruce Wettenstein, SIOR  
203-226-7101 or email [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)









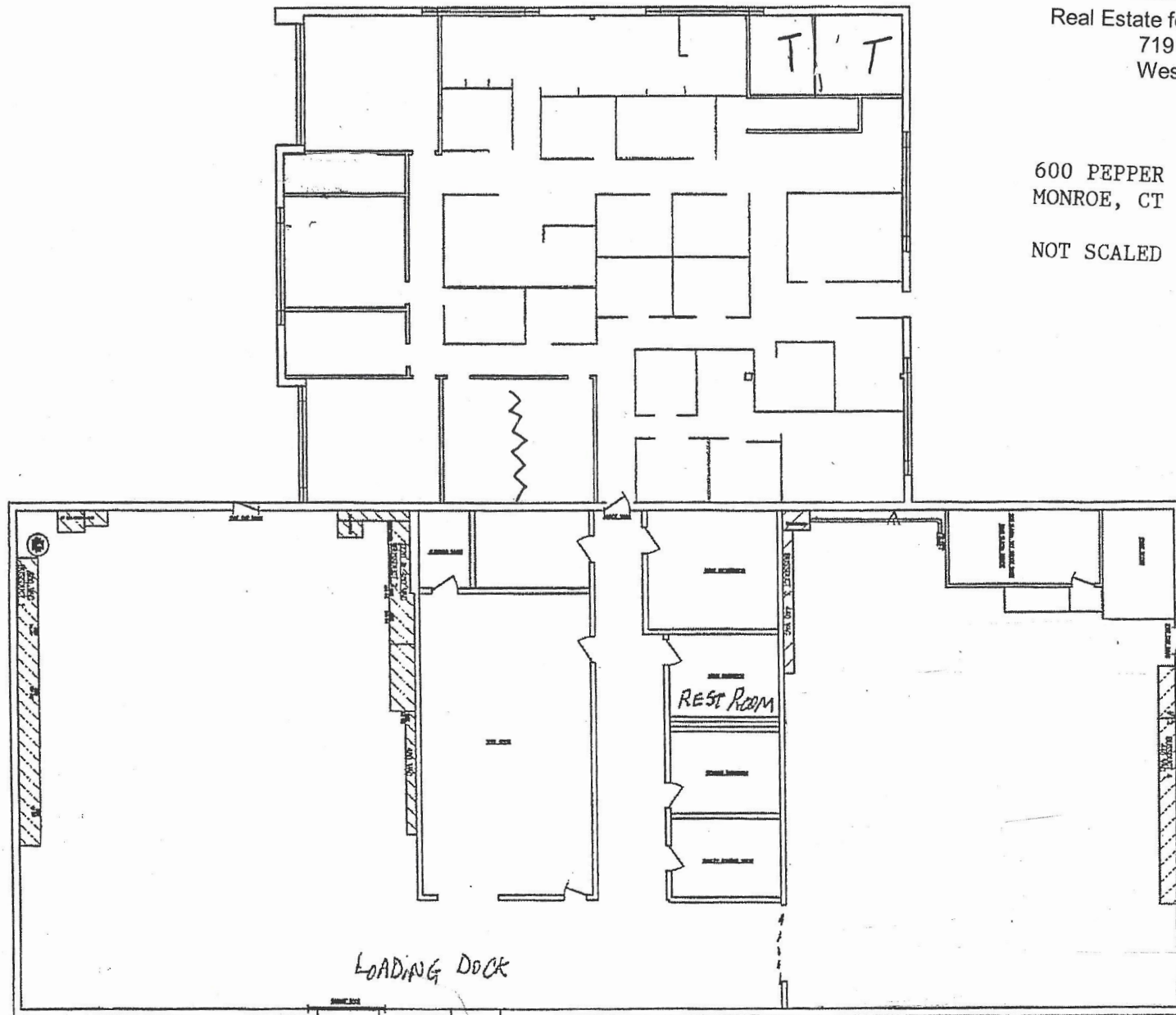


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Real Estate for Business & Investment  
719 Post Road East  
Westport, CT 06880

600 PEPPER STREET  
MONROE, CT

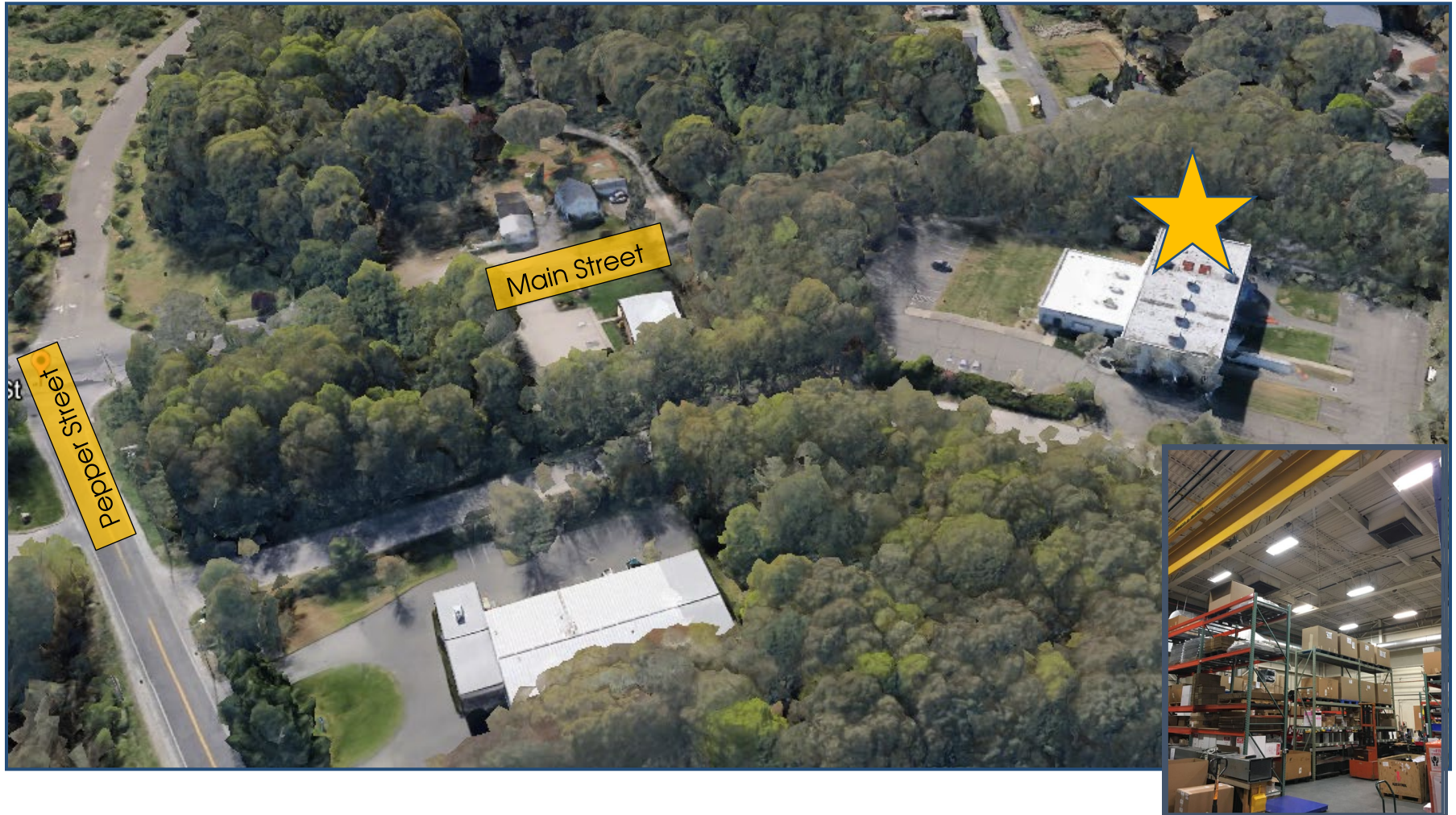
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