INDUSTRIAL SPACE FOR LEASE



Ideal for many uses including sales and service, warehouse and showroom

Contact Information Randy Vidal 203-226-7101 Ext 3 randy@vidalwettenstein.com <u>Available Space:</u> 4,500 square feet Consisting of: 2,924 sf manufacturing 1,576 sf office space Some office space can be converted to Ind. Featuring:

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

- Showroom area & private offices
- Abundant parking
- ➤ 1 drive in door
- Clear span
- Lease rate: \$7.50 PSF NNN

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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Property Information

Additional Info:		Construction/Facilities:		Utilities:	
Acres:	0.52	Parking:	Abundant	Gas:	Yes
Total Bldg. Sq FT:	7,832	Heating Type:	Gas	Volts:	240
Manu. SF:	2,924	AC Office:	Yes	Amps:	200
Office SF:	1,576	Sprinkler:	No	Water:	City
Zoning:	MA	Security System:	Yes	Sewer:	City
Year Built:	1980	Drive in Doors:	1		
Taxes for 2021:	\$2.37 psf	Column Spacing:	Clear	Transportation:	Public bus
Ceiling Height:	12′	Floors:	1	Distance	
		Lavatory:	2	to major road:	1/2 miles to exit 30 I-95
Comments:	Ideal for sales and service and/or warehouse				
	Nets \$3.50 psf				

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Interior



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Interior Office/Showroom area



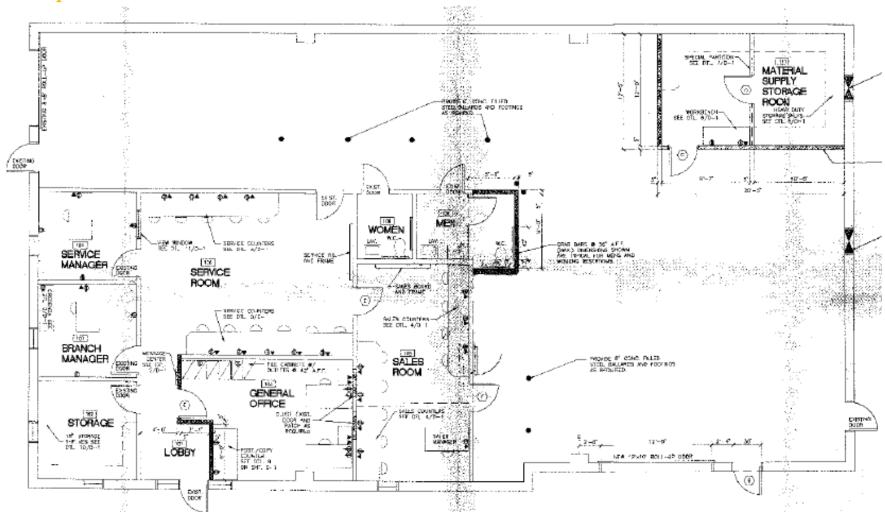


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Floor plan



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Location Map



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