

FOR LEASE

**16 Town Line Road
Wolcott, CT 06716**



Office / Industrial or Warehouse Space

- **1,750 SF+/- 1st Floor**
- **1,750 SF+/- 2nd Floor**
- **Finished space with Kitchen, ADA Restroom and Open Floor Plan (Former Recording Studio)**
- **10' x 12' Overhead Door**
- **Full Heat and Air Conditioning - Split System**
- **Aggressively Priced at \$1,600 Per Month Plus Utilities**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

| | | | |
|-------------------------|----------------------|------------------|-----------------------|
| PROPERTY ADDRESS | 16 Townline Road | | |
| CITY, STATE | Wolcott, CT 06716 | | |
| BUILDING INFO | | | |
| MECHANICAL EQUIP | | | |
| Total S/F | 14,400 s/f | Air conditioning | Yes |
| Number of floors | 2 | Sprinkler / type | No |
| Avail S/F | 3,500 SF+/- 2 Levels | Type of heat | Split System |
| Column space | Free span | OTHER | |
| Avail overhead doors | 10' x 12' | Zoning | Industrial |
| Total/avail S/F mezz. | 1,750 s/f | Parking | 50 cars |
| Exterior construction | Metal | TERMS | |
| Interior construction | Finished | Lease rate | \$1,600 / Month Gross |
| Ceiling height | 11' under steel | | Plus utilities |
| Roof | Steel | | |
| Date built | 1988 | | |
| UTILITIES | | | |
| Sewer | City | | |
| Water | City | | |
| Gas | Yes | | |
| Electric | 200 amp | | |

COMMENTS:

- Great location for contractors
- Metal Industrial Building 25 x 70 on Two Levels
- 1 separate ADA bathrooms

