FOR LEASE

835 STRAITS TURNPIKE (RT 63) MIDDLEBURY, CT 06762



1,815 SF+/- AVAILABLE

- New Construction
- · Professional Office, Medical, Retail
- Open Floor Plan with high Ceiling
- Located at the base of I-84 Exit 17 Eastbound
- Come join Fiduciam Financial, 3D Nails & Spa
- Aggressively priced at \$19.00 PSF Plus Nets



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike, Suite 3B, Middlebury, CT Phone: 203-753-5800 Fax: 203-574-3875 www.matthewscommercial.com

EXCLUSIVE BROKER: GERRY D. MATTHEWS
Email: gdmatthews@snet.net

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM			
PROPERTY ADDRESS	835 Straits Turnpike		
CITY, STATE	Middlebury, CT 06762		
BUILDING INFO		MECHANICAL	
Total S/F	10,740	Air conditioning	Yes
Number of floors	1	Type of heat	Gas
Available S/F	1,815 SF+/-	OTHER	
Will subdivide	Negotiable	Zoning	Commercial
Exterior construction	Stone & vinyl	Parking	Excellent
Interior construction	Sheet rocked	TERMS	
Ceiling height	10'	Lease Rate	\$19.00 PSF
Roof	Asphalt		Plus Nets
Date built	2018		
UTILITIES			
Sewer	Town		
Water	Town		
Gas	Eversource		
Electric	Eversource		
Amps	200 amps per unit		

- PROFESSIONAL OFFICE / MEDICAL / RETAIL
- OPEN FLOOR PLAN WITH HIGH CEILING
- NO RESTAURANTS
- COME JOIN FIDUCIAM FINANCIAL AND 3d NAILS & SPA

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms or conditions, prior sale, lease or financing or withdrawal – all without notice. No representation is made or implied by Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.

MATTHEWS COMMERCIAL PROPERTIES
203-753-5800 FAX 203-574-3875























