

# FOR LEASE

**310 WATERTOWN ROAD  
MORRIS, CT 06763  
“SUGAR MOUNTAIN FARM”**



- **Extremely private workshop / garage / storage space available for lease on a gorgeous farmstead - Sugar Mountain Farm**
- **5,500 SF+/- available**
- **2 - 12' overhead garage doors**
- **Space can be subdivided**
- **Tenant will enjoy the quiet privacy that this location offers**
- **Asking Lease Rate - \$6.28 PSF NNN**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	310 Watertown Road		
<b>CITY, STATE</b>	Morris, CT 06763		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	7,000 SF+/-	Air conditioning	No
Number of Floors	1	Type of heat	Gas - Modine
Available SF	5,500 SF+/-	<b>OTHER</b>	
Will Subdivide	Variable	Total acres	Large Farm
Available Overhead Doors	2	Interstate / distance to	I-84 - 10.2 miles
Exterior construction	Wood	State Route / distance to	RT-8 - 6.2 miles
Interior construction	Wood / Sheetrock / Concrete	<b>TERMS</b>	
Ceiling height	12'	Lease rate	\$6.25 PSF NNN
Roof	Asphalt		
<b>UTILITIES</b>			
Gas	Eversource		
Electric	Eversource		

**COMMENTS:**

A bathroom can be installed for a committed tenant

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