

**FOR LEASE - 42,000 SF +/- BUILD TO SUIT  
INDUSTRIAL/FLEX - WILL DIVIDE - AVAILABLE 2005**

**Seymour Industrial Park  
Cogwheel Lane  
Seymour, CT 06483  
New Haven County**

Offered By:

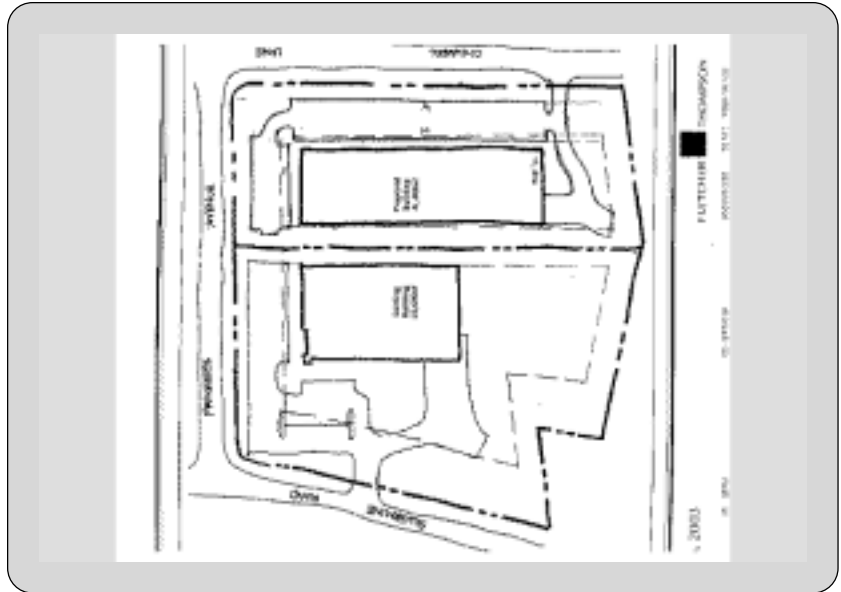


**AVAILABILITY INFORMATION**

AVAILABLE SF: **42,000**  
AVAIL WHEN: **BTS**  
MIN SF: **15,000**  
MAX SF: **42,000**  
STATUS: **Vacant**

**GENERAL PROPERTY INFORMATION**

GROSS BL SF: **42,000**  
CONSTRUCTION: **MASONRY**  
PARKING: **100**  
ACRES: **3.35**  
YEAR BUILT: **2005**  
ZONING: **GI-2**



**COMMENTS:**

Planned multi-tenanted BTS Ind/Flex

**PRICING DETAILS**

RENT/SF: \_\_\_\_\_ LEASE TYPE: **NNN** MAINT/CAM: \_\_\_\_\_ INSURANCE: \_\_\_\_\_  
TERM: **5 yr min** RE TAXES: \_\_\_\_\_ TI ALLOW: **to suit**

**INDUSTRIAL SPECS**

GENERAL	WAREHOUSE	UTILITIES	LOADING
WH SF:	SPRINKLERS: <b>Yes</b>	ELECTRIC: <b>NU</b>	GRADE LVL:
OFC SF:	MIN CLR HT:	GAS: <b>To site</b>	GL SIZE:
MEZZ SF:	SF MIN CLR:	PHONE: <b>SBC</b>	GL LVRS:
YARD SF:	MAX CLR HT:	SEWER: <b>Municipal</b>	DOCK HIGH:
RAIL:	SF MAX CLR:	WATER: <b>To site</b>	DH SIZE:
SEWERS:	COL SPACE:	COOLING: <b>To Suit</b>	DH LVLRS:
CRANES:	SKYLIGHTS:	HEAT: <b>To Suit</b>	<b>POWER</b>
CRANE CAP:	ROOF:		AMPS:
CRANE CLEAR:	DECK:		VOLTS:
			PHASE:
			WIRE:

FOR FURTHER INFORMATION CONTACT:

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