

# FOR LEASE – 11,286 SF Retail Space

**New Construction - Downtown Meriden, Across from new train station – Located in 63 Unit apartment complex**



## Will Subdivide to 2,000 SF 24 Colony Street, Meriden, CT

### AVAILABLE SPACE

AVAILABLE SF: 11,286 SF  
MINIMUM AVAIL: 2,000 SF  
AVAIL WHEN: Dec 2016  
STATUS: Under Construction



### BUILDING INFORMATION

GROSS BLDG SIZE 71,000 SF  
YEAR RENOVATED New  
YEAR BUILT: 2016  
CEILING HEIGHT 12' Ft  
ZONING: Retail/Busi.



### PARKING

PKG FEES Garag/street  
PKG SPACES Garag/street  
PKG TYPE Garag/street

### COMMENTS:

In the heart of downtown Meriden across from new CT Rail train station and recently developed public open area.

### FINANCIAL DETAILS

RENT/MONTH:	<b>\$8.50</b>	RE TAXES:	<b>\$2,75/SF (projected)</b>	BASE YEAR:	<b>N/A</b>
LEASE TYPE:	<b>NNN</b>	INSURANCE:	<b>Tenant</b>	EXP STOP:	<b>N/A</b>
TI ALLOW:	<b>neg</b>	MAINT/CAM:	<b>Neg</b>		

### PROPERTY SPECIFICATIONS

BLDG. CONDITION:	<b>New</b>	FLOOR SIZE:	<b>n/a</b>	FRONTAGE:	<b>Colony Street</b>
LOAD FACTOR	<b>0</b>	ELEVATOR-FR:	<b>0</b>	HVAC:	<b>Ctrl AIR</b>
		ELEVATOR-PS:	<b>0</b>	HEAT TYPE:	<b>Geo-Thermal</b>

FOR FURTHER INFORMATION CONTACT:

**Rick Ross** Tel: 203-483-4375 Email: [rick@westmountmgmt.com](mailto:rick@westmountmgmt.com)

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**Connecticut Realty Group, LLC** 431 Orange St., New Haven CT 06511 [www.ctrealtygroup.com](http://www.ctrealtygroup.com)

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