

FOR LEASE



**425 Main Street North
Southbury, CT 06488**

14,800 S/F High Bay Warehouse or Manufacturing Space

(+/- 2,500 S/F Upper Level Available)

Under New Ownership and Renovations Underway

Offices to Suit - Large Yard & Parking Area

+/- 8,500 S/F 26' Clear & +/- 6,300 S/F 14' Clear

Great Location Minutes to I-84

Low Operating Expenses

Lease Rate: \$8.75 NNN

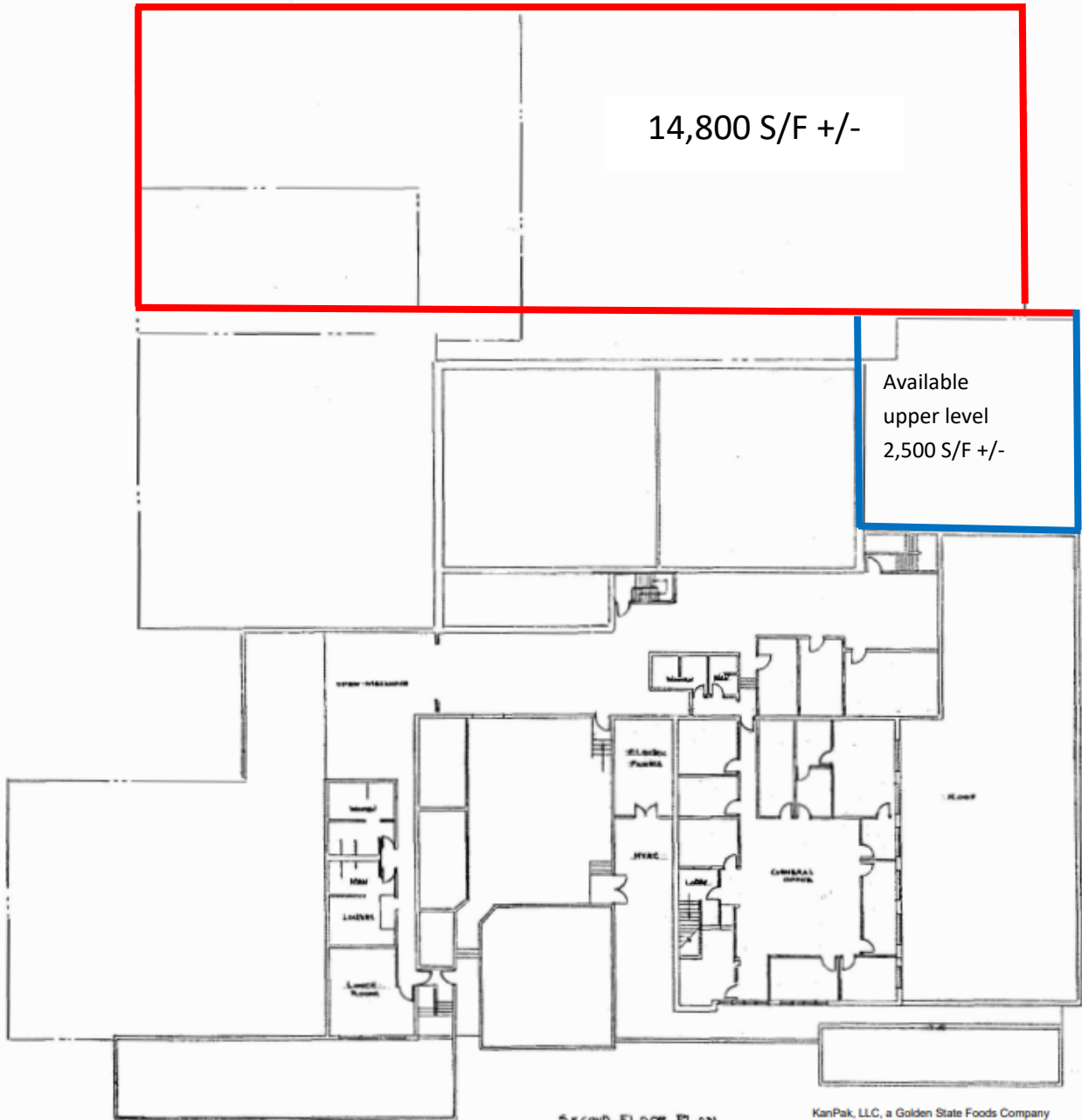


PROPERTY DATA FORM

PROPERTY ADDRESS		425 Main Street North	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	55,334	Air Conditioning	No
Available	14,800	Sprinkler / Type	Yes / dry
Upper	+/- 2,500	Type of Heat	
Office Space	+/- 500	OTHER	
Available Drive in Doors	possible	Acres	12.35
Available docks	2	Zoning	Industrial
Ext. Construction	Masonry	Parking	Ample
Ceiling Height	+/- 8,500 24' clear	Distance To...	1.5 Miles / I-84
	+/- 6,300 S/F 14' clear	TAXES	
Roof	Rubber	Assessment	\$1,444,270.00
Date Built	1950 + Addition	Appraisal	\$2,063,240.00
UTILITIES	Tenant/Buyer to Verify	Mill Rate	29
Sewer	Septic	Taxes	\$41,900.00
Water	Well	TERMS	
Gas	EverSource	Lease	\$8.75 NNN
Electrical	400 amps 277/480 v		

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SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

KanPak, LLC, a Golden State Foods Company
Formerly ~~BASKIN-ROBBINS USA Co.~~
415 Main St. North
Southbury, Conn.

Assembly Area 1

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