

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

INDUSTRIAL PRODUCTION FACILITY FOR LEASE



600 Pepper Street, Monroe, Connecticut

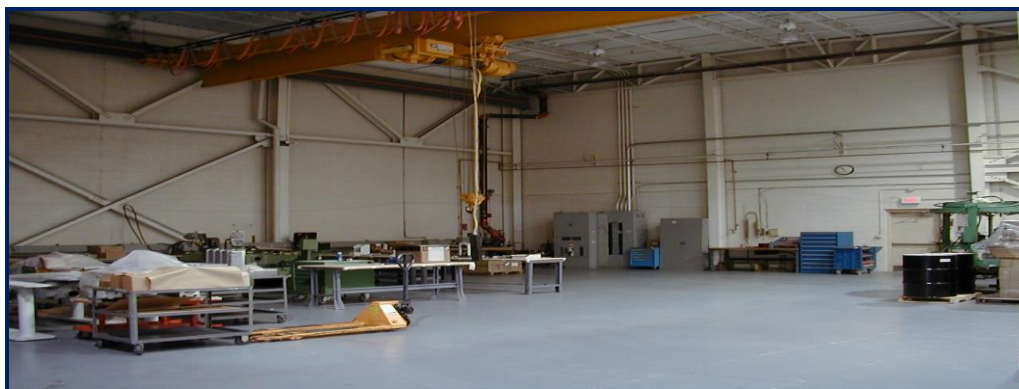
Total of approximately 15,200 square feet, comprised of high bay space, offices and a upper level section overlooking the production area.

Building: A modern one story block and steel building on 5 acres. Ample offices, conference room, open bullpen, men's and ladies bathrooms and locker area.

Clear Height: Assembly & distribution area has 24' clearance

Safety Details: Production area has a wet sprinkler system. Motion and perimeter sensors.

Lease Rate: TBD



For additional information please contact
Bruce Wettenstein, SIOR
(203) 226-7101 (ext.2)
bruce@vidalwettenstein.com



SIOR

Individual Members
Society of Industrial and Office Realtors

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

719 Post Road East, Westport, CT 06880

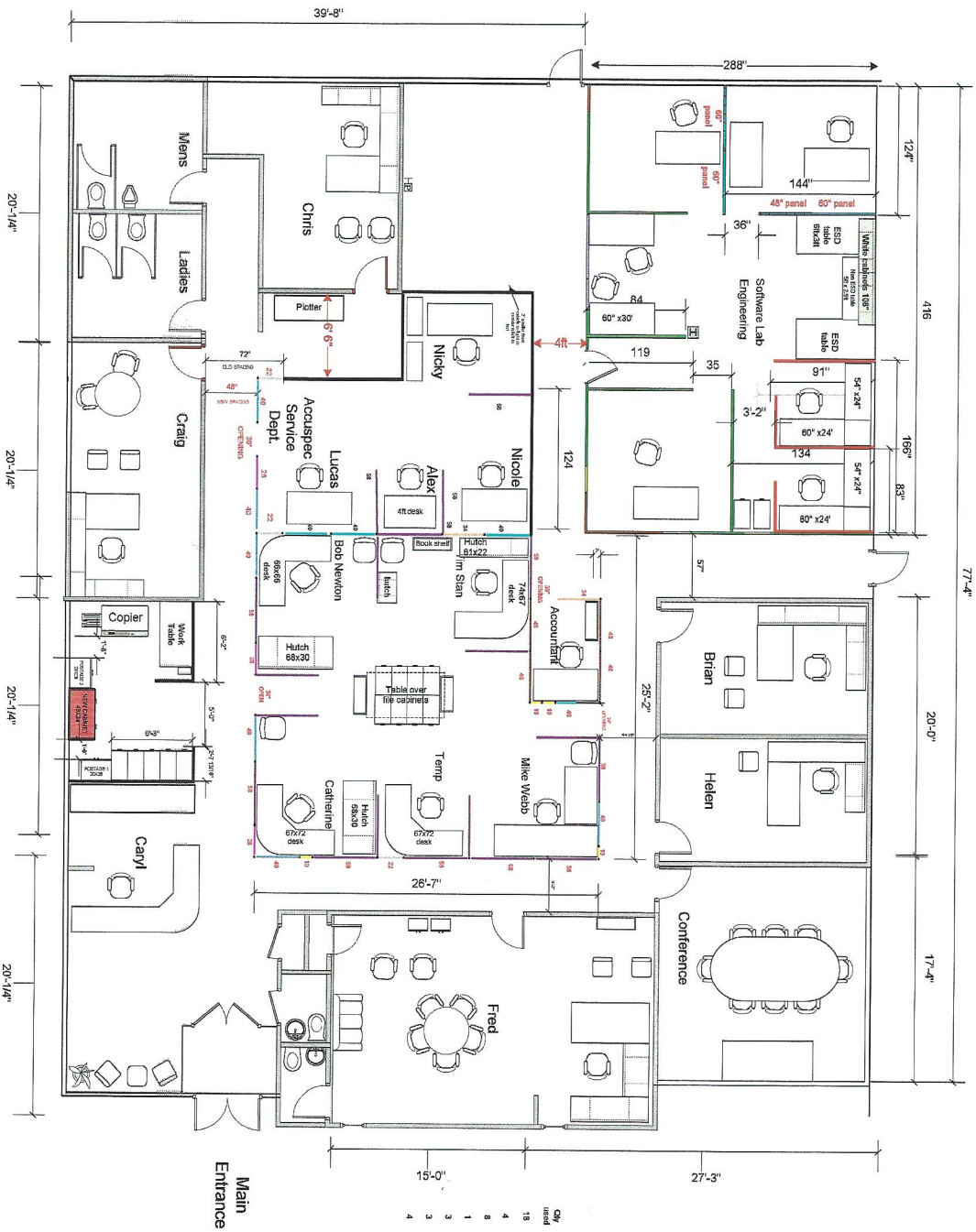
Phone: (203) 226-7101

www.vidalwettenstein.com

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- SIZE:** The building is comprised of 15,100 sq/ft +- comprised of 5,000 sq/ft of offices, and the balance hi bay production and/or warehouse area. The area has perimeter offices, conference room, and kitchen. The bullpen partitions can be made available.
- COLUMN SPACE:** There are no columns in the main hi bay area.
- PARKING:** Presently, 50 spaces with room for additional vehicles.
- UTILITIES:** City water, Bridgeport Hydraulic Company (Aquarion), Natural gas, and septic system with a capacity of 2,500 gallons.
- TELEPHONE:** Spectrum telephone lines. DSL fiber optics.
- HVAC:** 100% air conditioned & heated, Trane gas fired hi-efficiency roof mounted units replaced in 2011. 3-5 ton units, 1-12.5 ton and 1-10 ton unit, all roof mounted.
- SPECIAL EQUIPMENT:**
- 2 overhead crane tracks, one in each hi bay section. The height is 24' to the top of the rail. Both have been decommissioned but can be made to work.
 - Air compression lines throughout the assembly area.
 - Energy efficient high intensity discharge lighting throughout production area.
 - Intercom in office and assembly area via telephone system.
 - Networked with CAT 5 computer wiring throughout the building.
- FLOOR LOAD:** 5" reinforced concrete
- ELECTRICAL:** Amps: 1600 Volts: 277/480 Phase: 3 Wire: 4
Several step down transformers
- TRUCK ACCESS:** One 10 x 12 loading dock with levelor, & one 10 x 12 drive in.
- MAJOR ACCESS:** Route 25 connector is 4.7 miles from the building, Route 84 is approximately 5 miles from the building.
- TAXES:** \$23,238
- ZONING:** Light Industrial, 25% coverage
- LEASE PRICE:** TBD
- COMMENTS:** Situated just off Route 25 corridor, this property sits in a beautiful rural area with growth potential.

For a tour or additional information, please contact Bruce Wettenstein, SIOR at 203-226-7101
or email bruce@vidalwettenstein.com



Main Entrance

27'-3"

15'-0"

17'-4"

20'-0"

77'-4"

416

124"

288"

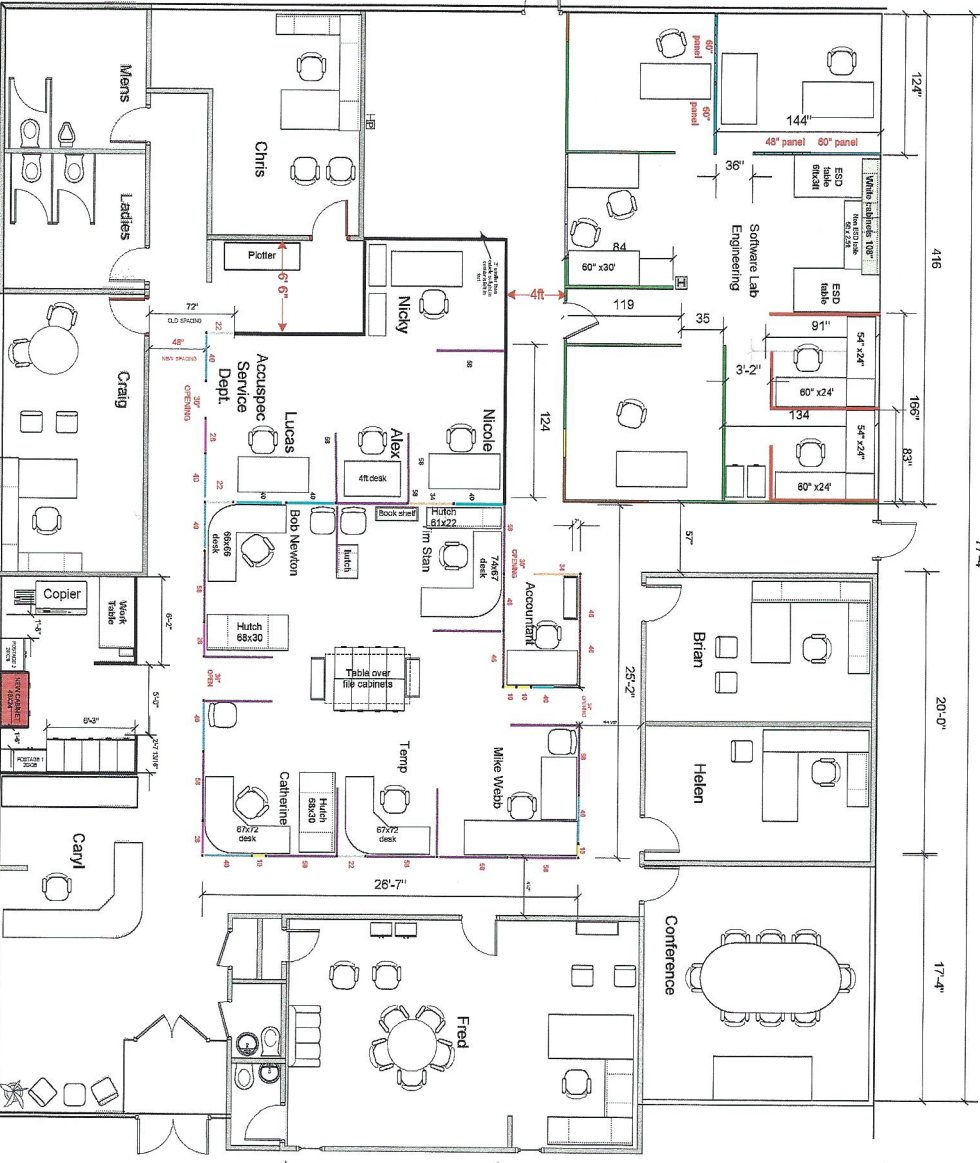
39'-8"

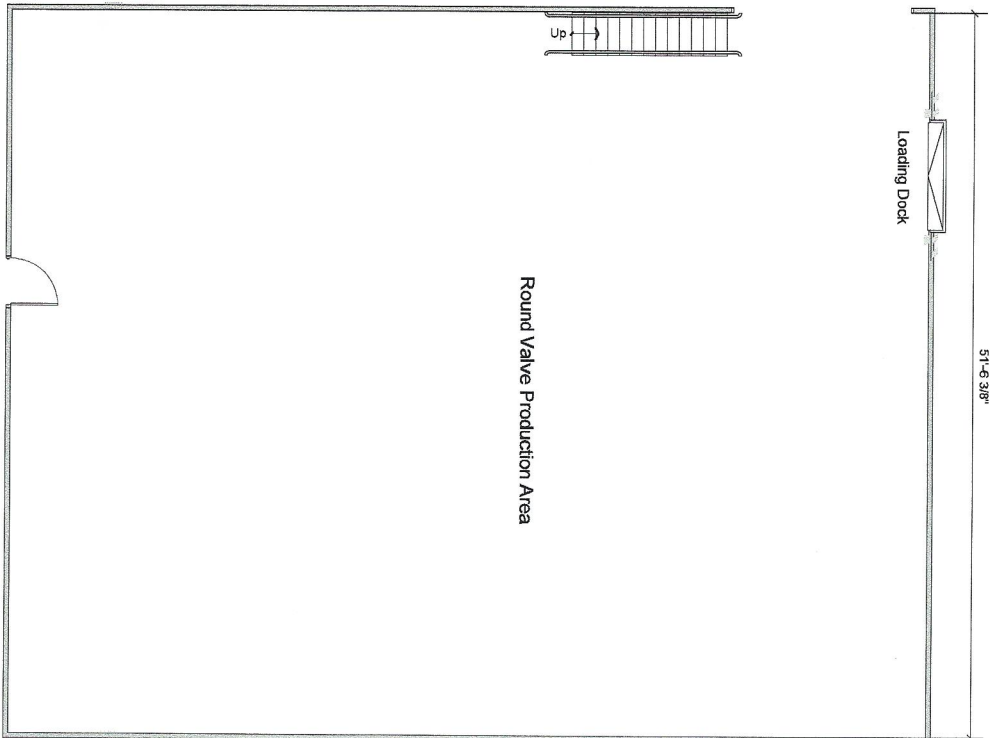
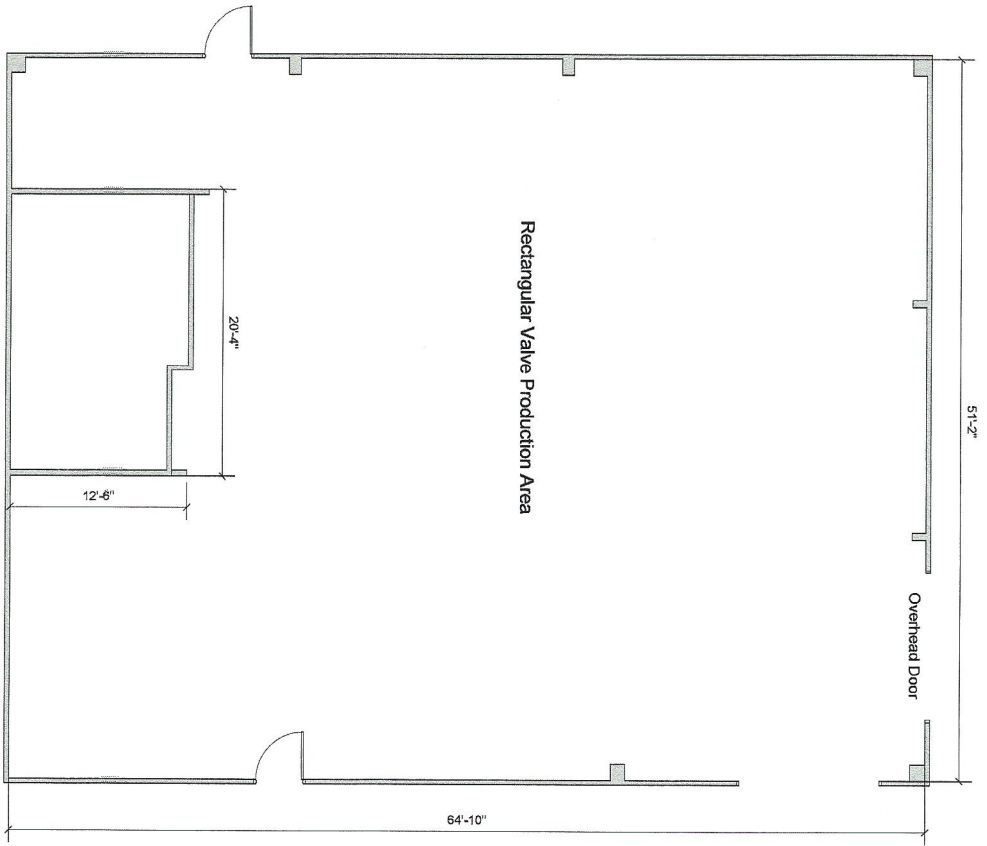
20'-1/4"

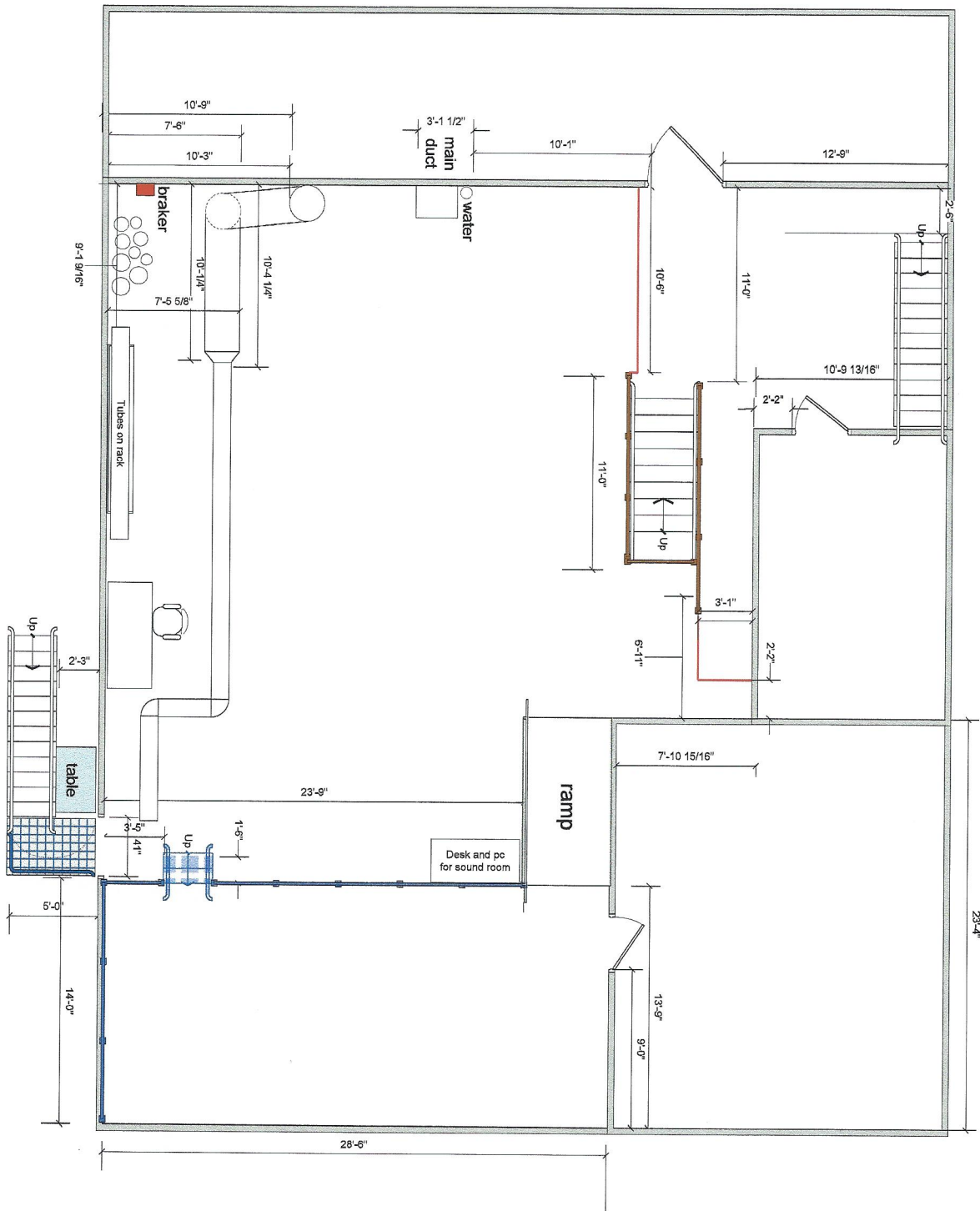
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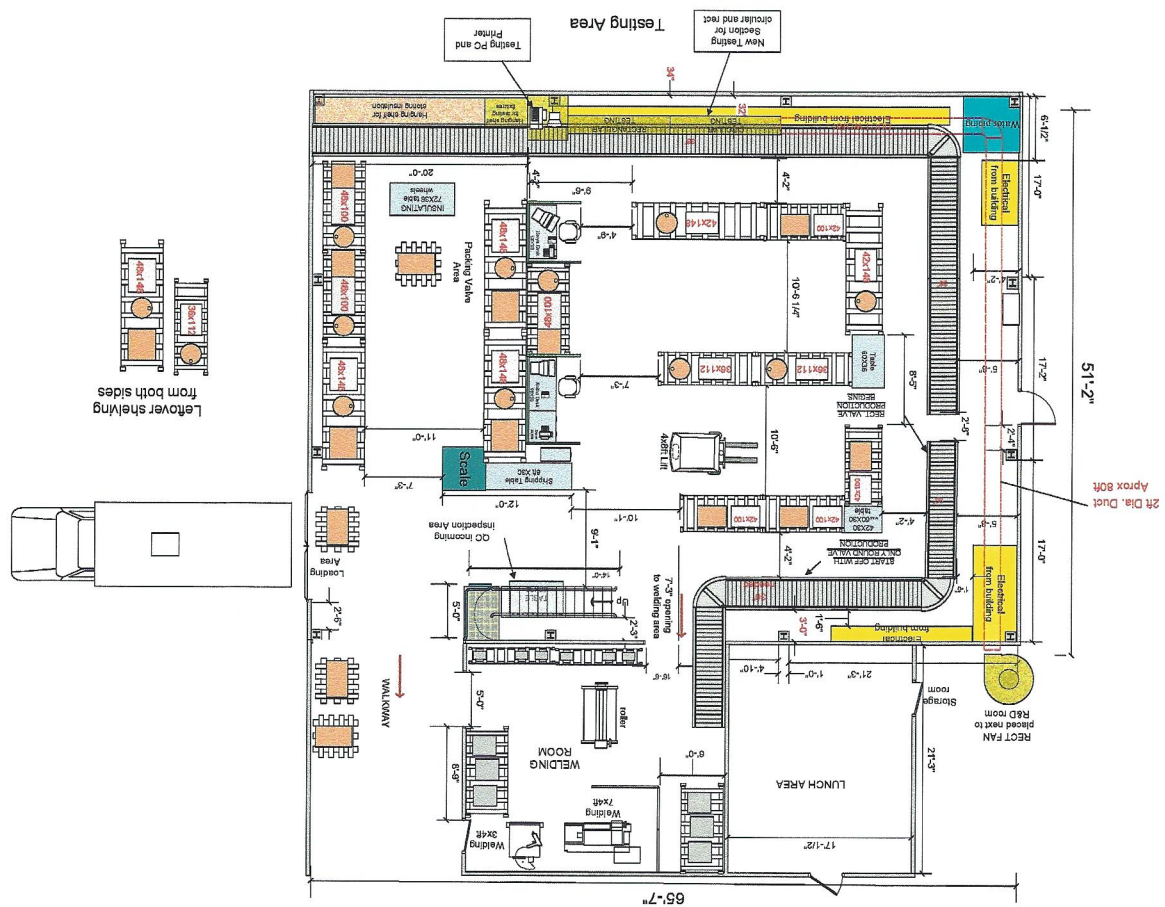
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