



# COMMERCIAL

11 Lunar Drive, Woodbridge, CT

**Price Reduced**



**SALE: \$559,000**

**LEASE: \$8/SF NNN**

- Total of 9,920 SF available
- Less expensive than leasing
- Currently fit out for two tenants
- Just 0.6 miles from Rte. 15
- Office/industrial/flex space

**FOR SALE OR LEASE  
WELL-MAINTAINED  
OFFICE BUILDING  
FLEXIBLE FLOORPLAN**



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Real Living Wareck D'Ostilio

New Haven \* Milford \* Woodbridge



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## Property Information

Total Building SF	9,920 SF
Available SF	9,920 SF
Year Built	1968
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Loading Dock	N/A
Overhead Door	0 - several possible
Construction	Block
HVAC	Central Air
Electric Service	600 AMP 3 phase
Gas	Yes
# of Floors	1
Roof	Tar & Gravel
Parking	41
Land Area	1 Acre
Zoning	DEV2
Assessment	\$433,930
Mill Rate	38.54
Taxes	\$17,114.00

## 11 Lunar Drive, Woodbridge, CT 06525

Comments: Beautifully-maintained, brick office building in the Woodbridge Commercial Park, ideally situated just 0.6 miles from CT Route 15 (Merritt/Wilbur Cross Parkway). A total of 9,920 SF available, with ample parking. Office tenant currently in place in front half of building, will relocate with proper notice. Cost of tenant improvements not included in price, can be negotiated with owner. Perfect for medium-sized company or division of a larger organization. Flexible floorplan can be easily divided into numerous offices, conference rooms, reception areas and/or open bullpen areas. Convenient access to New Haven and northern Fairfield County. The site offers walking trails and picnic area in this picturesque area adjacent to West Rock Ridge Park.

Directions: CT Route 15 to exit 59. North on Route 69, right on Bradley Rd.



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## Aerial & Regional Map



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