

## 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



#### **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

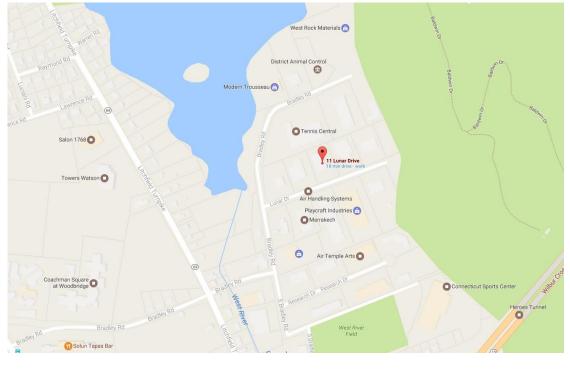
<u>Comments:</u> Beautifully-maintained, brick office building in the Woodbridge Commercial Park, ideally situated just 0.6 miles form CT Route 15 (Merritt/Wilbur Cross Parkway). A total of 9,920 SF available, with ample parking. Office tenant currently in place in front half of building, will relocate 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.



#### Aerial & Regional Map





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