



Light Industrial/Warehouse Building

8 Maple Drive, Monroe

For Lease - 6,875 SF - 2nd floor



Located ½ mile from Amazon Distribution Center on Rte 25 in Trumbull

Total of 6,875 SF – 4,650/month Gross + Utilities

2nd Floor - 6,875 SF unit includes 8 renovated offices, full kitchen with appliances, large finished bullpen area with hardwood floor, large warehouse area and own lavatory. 2nd floor overhead door well suited to access via fork lift. Central A/C. Lease for \$4,650/month Gross + utilities

- 400 Amp service to building – 3 phase. Natural gas heating 1st and 2nd floor. City water in building.
- Floor loads can accommodate heavy industrial machines
- Individual offices may also be available for lease.

Call Steve Hodson for more information: 203-260-1369

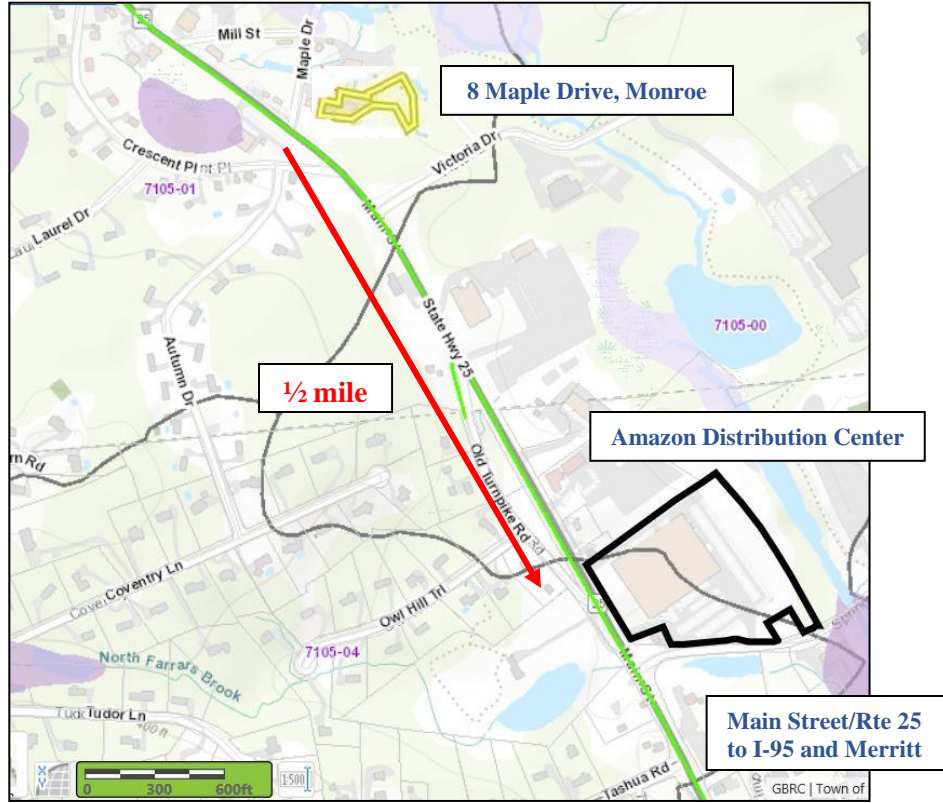
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2nd Floor

