



8 Maple Drive, Monroe – For Lease Light Industrial/Warehouse Building 6,875sf 2nd floor



**Located ½ mile from Amazon Distribution Center on Rte 25, Trumbull!
Total of 6,875sf, lease entire space for \$4.95/sf NNN.**

2nd Floor is 6,875sf and includes 8 newly 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 \$4.95/sf NNN.

- 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.
- Estimated Net charge \$2.75/SF.

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

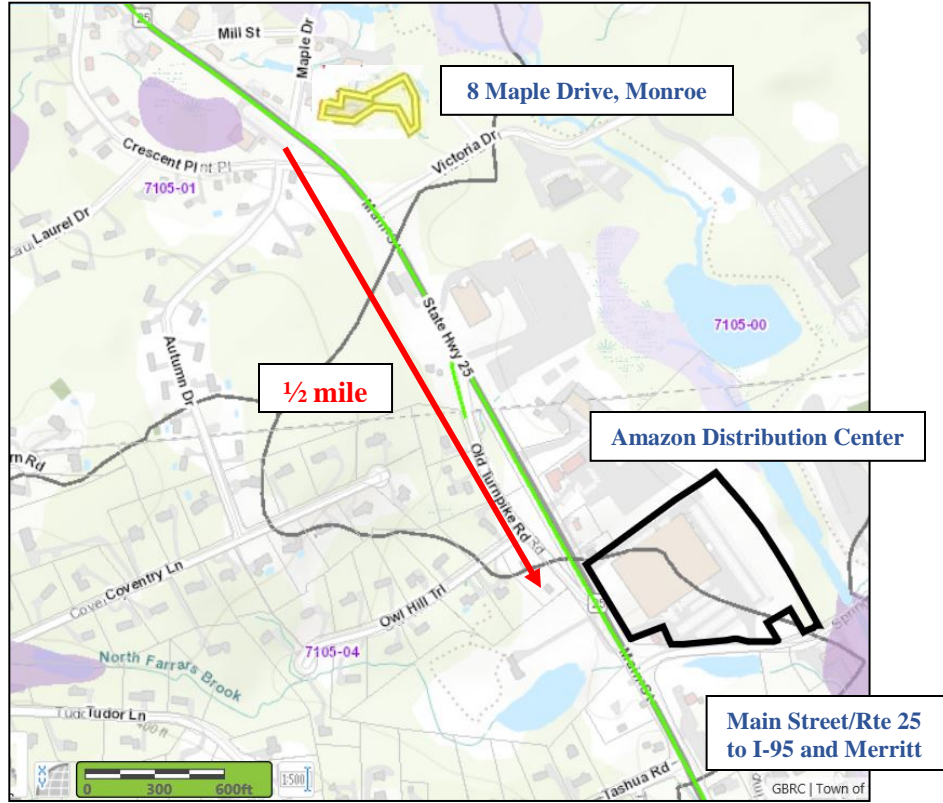
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Integrity. Quality. Experience. Service.



2nd Floor

