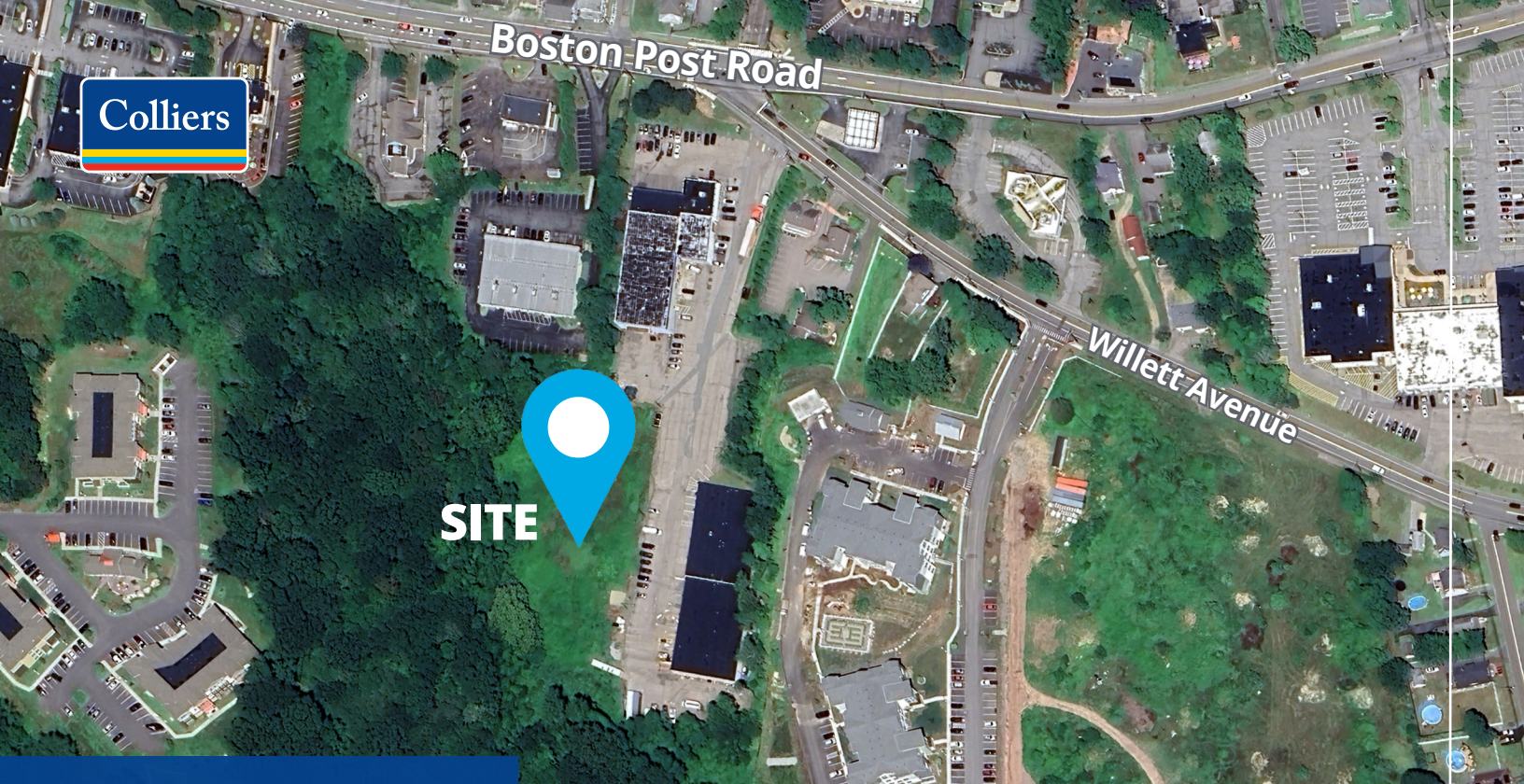




Colliers

SITE

Proposed Building
\$9.00 psf NNN

Ground Lease
\$50,000
per year nnn

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864 Wethersfield Avenue
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82 Boston Post Road Waterford, CT 06385

Proposed flex/industrial building for lease
Prime location in Waterford, CT

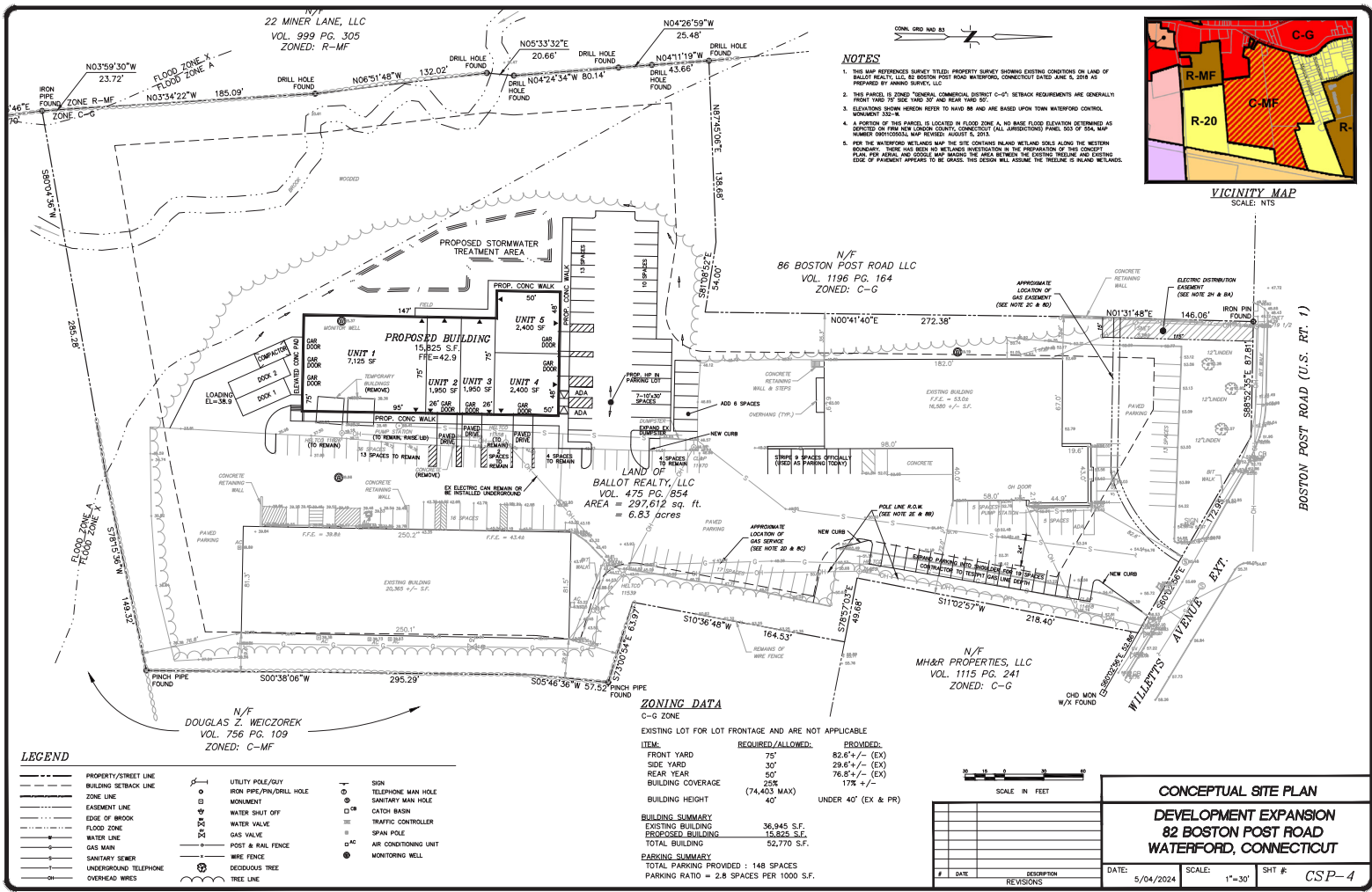
82 Boston Post Road, Route 1 in Waterford is a $\pm 15,000$ sf proposed commercial/retail/industrial/flex property. Subdividable to $\pm 7,000$ sf. 100+ parking spaces on site, and at a corner traffic light, this well traveled location offers a prime location for your commercial needs.

Features

- $\pm 15,000$ sf proposed building for lease at \$9.00 psf NNN
- Delivery date 2025 - 4th Quarter
- Subdividable to $\pm 7,000$ sf
- ± 1.8 acre ground lease at \$50,000 per year nnn
- Abundant parking
- Immediate highway access

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Accelerating success.



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