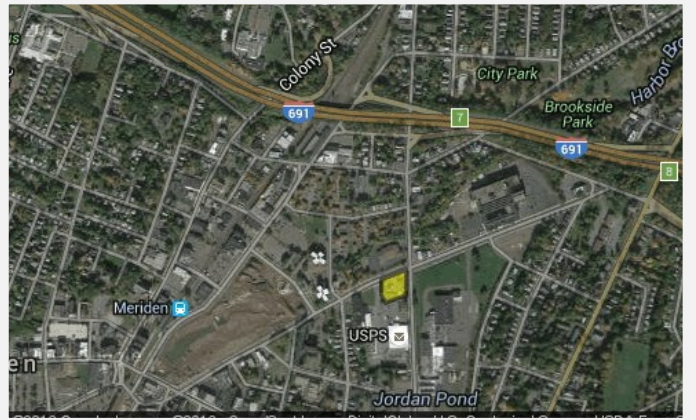


# FOR LEASE Commercial Building

210 Center Street Meriden, CT



**Present use Commercial Garage  
With Used Car License Dealer**



**Directions: I -691 W via Exit 68W Take Exit 8 toward  
Downtown**

## **Building**

**Total Building** 7,639 S/F

**Available SF** 6,719 S/F

## **Stories**

Floor 5,944 S/F  
2nd Floor 775 S/F  
Overhead Doors 2  
Loading Dock 1

**Ceiling Height** 14'- 20'

**Year Built** 1945

## **Mechanicals**

**Type of Heat** Oil  
**Electric Service** 200 AMP / 3 Phase

**Utilities** City Water / Gas / Sewer

## **Site**

**Acres** .4  
**Frontage** 45'  
**Zoning** TODP  
**Parking** 15 +  
**Highway Access** I-691 Exit 8

## **Assessments**

**Total** \$ 296,700  
**Building** \$ 159,900  
**Yard Items** \$ 3,800  
**Land** \$ 133,000  
**Taxes** \$ 11,224  
**Assessment Year** 2014  
**Mill Rate** 37.83

**Lease Rate \$ 10.00 NNN**

**Remarks:** Press/Cuozzo Realtors is pleased to present this well located commercial building, which is currently operating as an auto body shop facility. Can continue as same use or flexible open floor plan allows for many commercial / industrial uses. Maybe able to expanded to 7,639 S/F.

For additional information contact:

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