

LIONS PLAZA – AVAILABLE UNITS

Front Retail Space (Unit 979-1):

- Retail: **2,261 SF**
- Work Room: **542 SF**
- Warehouse/Storage: **867 SF**
- Hallway: **176 SF**

Measured Total: 3,846 SF

Landlord suggest the space is approx. **3,997 SF**. The extra 151 SF is most likely wall thickness, common area allocation, or a BOMA (**Building Owners and Managers Association**) gross measurement.

Rear Warehouse (Unit 979-6)

From the dimensions shown on layout:

- Main warehouse floor: **approximately 3,500 SF**
- Two mezzanines across the rear: **approximately 800–900 SF combined**

Estimated Breakdown

Area	Approx. SF
Ground Floor Warehouse	3,500 SF
Mezzanine #1	400 SF
Mezzanine #2	450 SF

Total Including Mezzanines 4,350 SF

As Listed on LoopNet

Space 1

- **3,997 SF Retail/Showroom (former gift shop)**
- Fronting Meriden-Waterbury Turnpike

Space 2

- **4,350 SF Warehouse/Flex**
 - Includes approximately **3,500 SF** on the main floor
 - Approximately **850 SF** of mezzanine storage
 - 16' clear ceilings
 - Overhead door
 - Rear entrance