

FOR LEASE

472 Middlebury Rd., Rte 64, Middlebury CT

MATTHEWS COMMERCIAL PROPERTIES



NEW CONSTRUCTION

PROFESSIONAL / OFFICE / MEDICAL BUILDING

4,800 SF+/- ON TWO LEVELS

- 2,400 SF+/- on 2nd floor. Walk Out Grade
- Possible to subdivide based on use!
- Separate Utilities
- Upper Level \$19.75 PSF plus Nets

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800
MATTHEWS COMMERCIAL PROPERTIES
819 Straits Tpke, Suite 3B, Middlebury, CT 06762
matthewscommercial.com

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BUILDING INFO

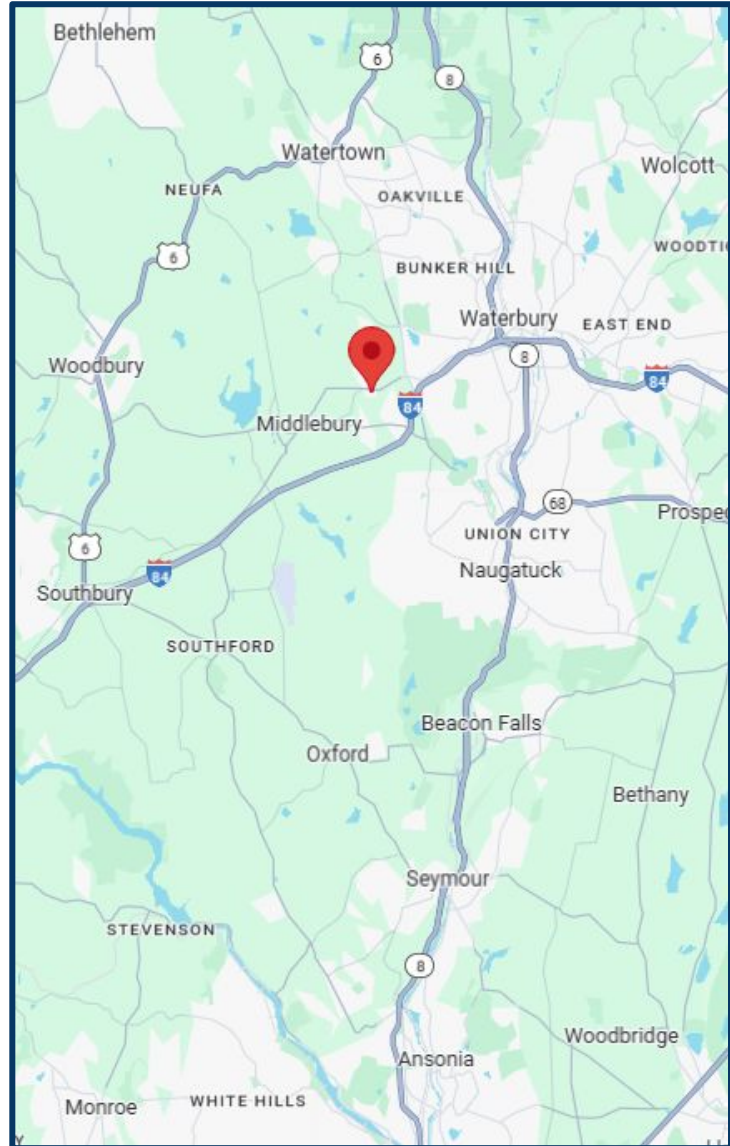
Total Available SF	2,400 SF+/- 2nd Floor
Number of Floors	2
Ceiling Height	9'
Roof	Shingle
Interior Construction	Sheetrocked, Taped and Paint Ready!
Exterior Construction	Shake
Parking	In Common
Zoning	Commercial

PROPERTY

Distance to I-84	1 Mile
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MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	Town
Water	Town
Air Conditioning	Yes
Type of Heat	Gas
Upper Level Nets	\$19.75 PSF plus Nets
Nets	\$ 6.95 PSF plus Nets



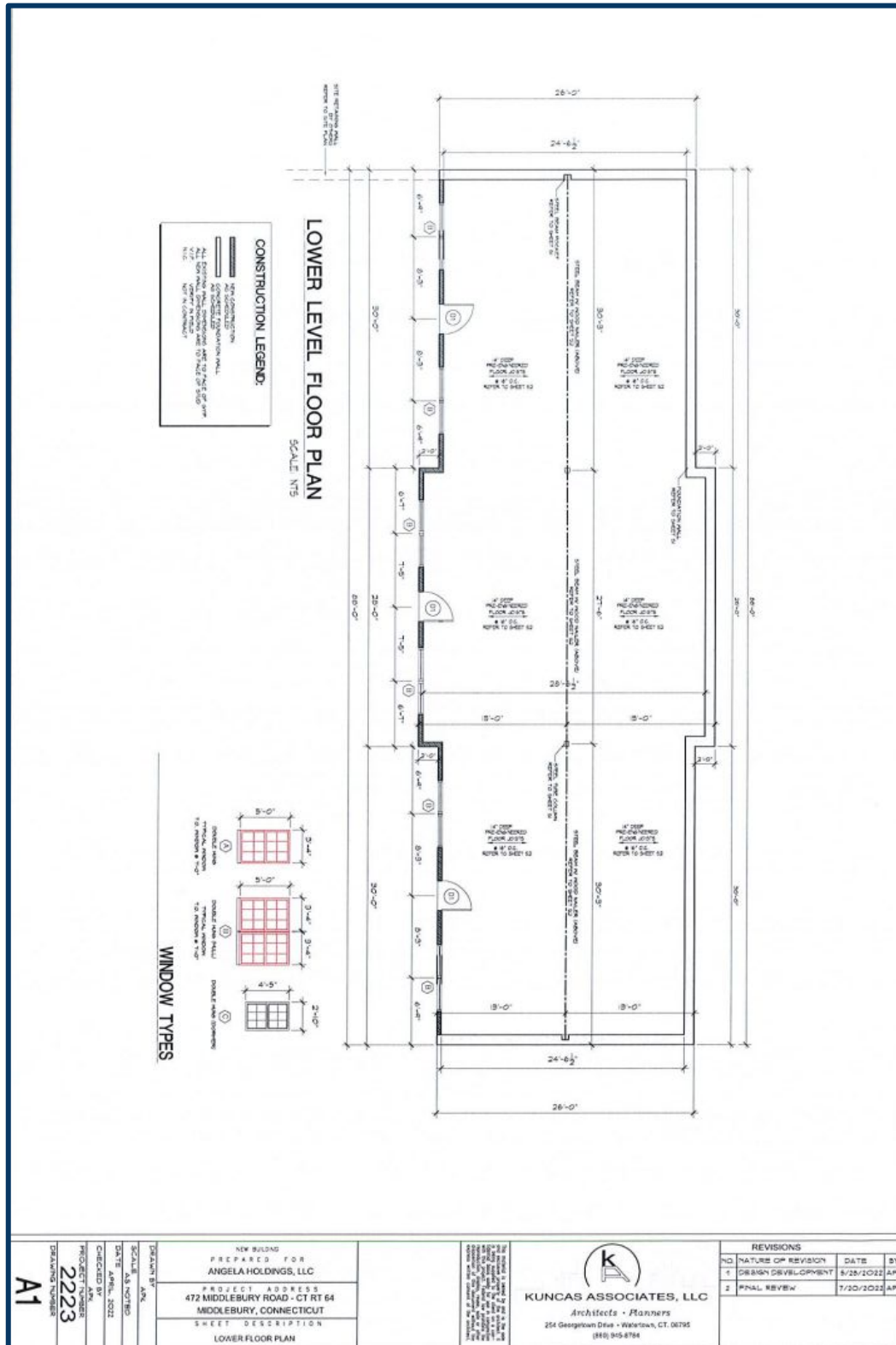
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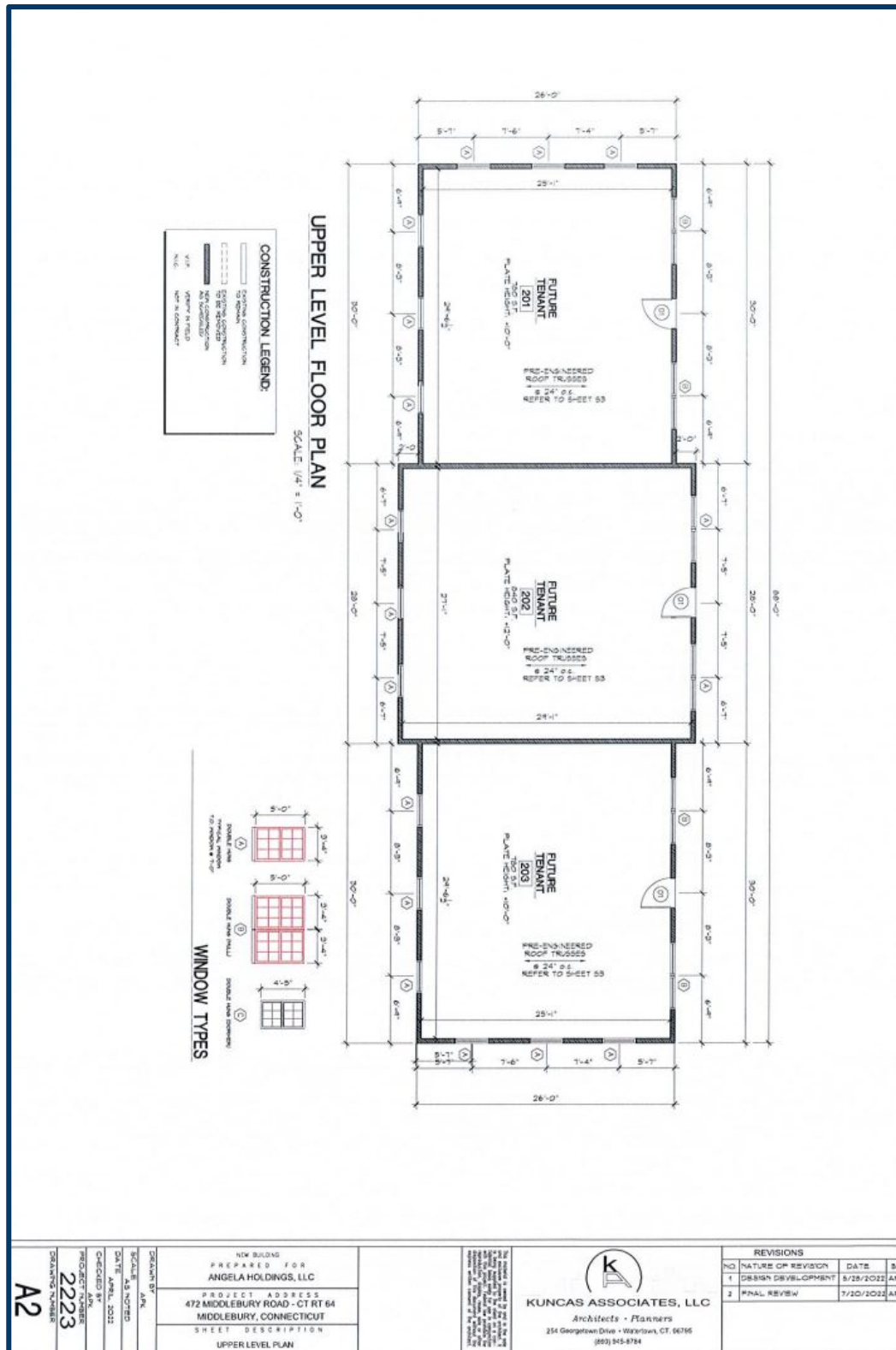
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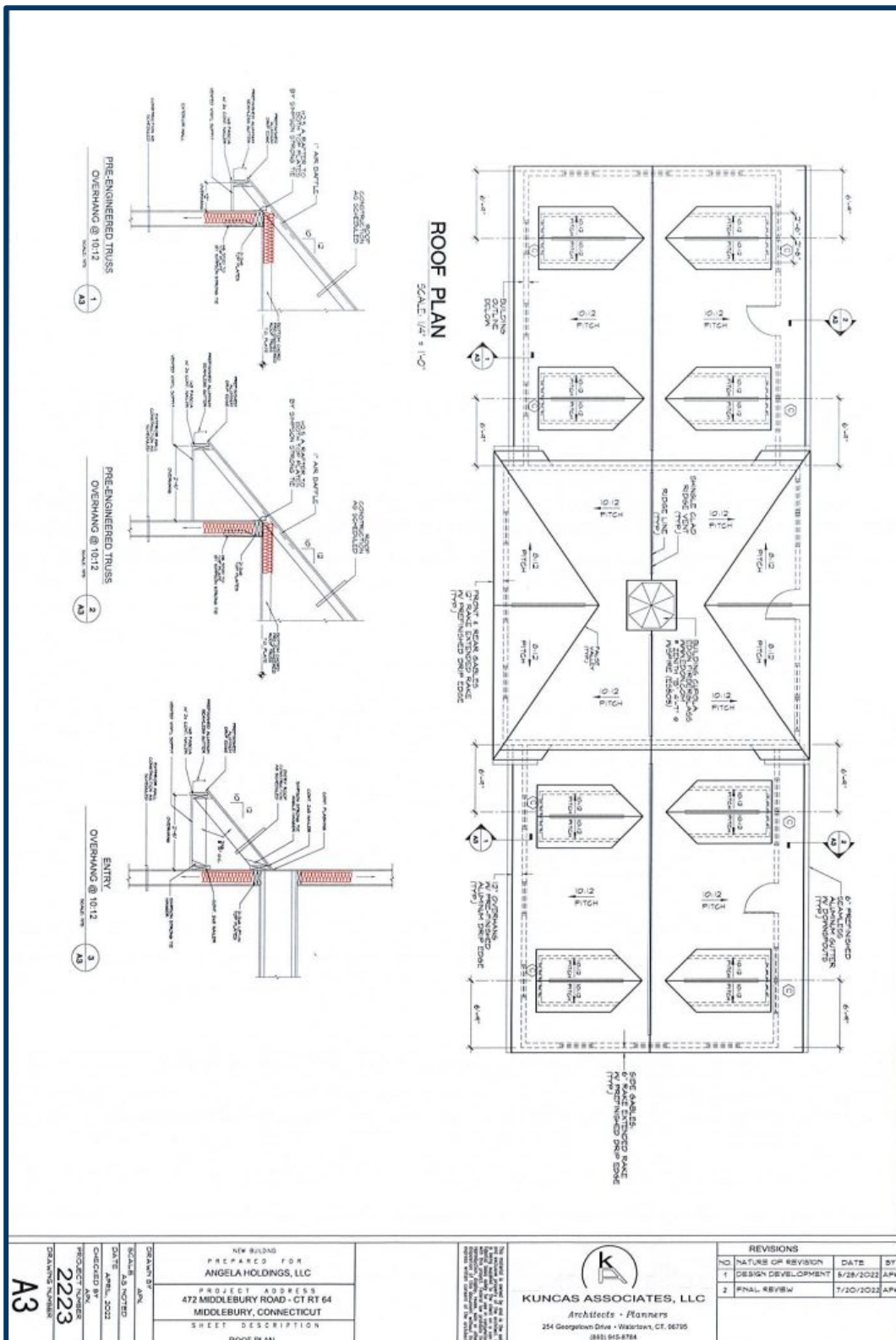
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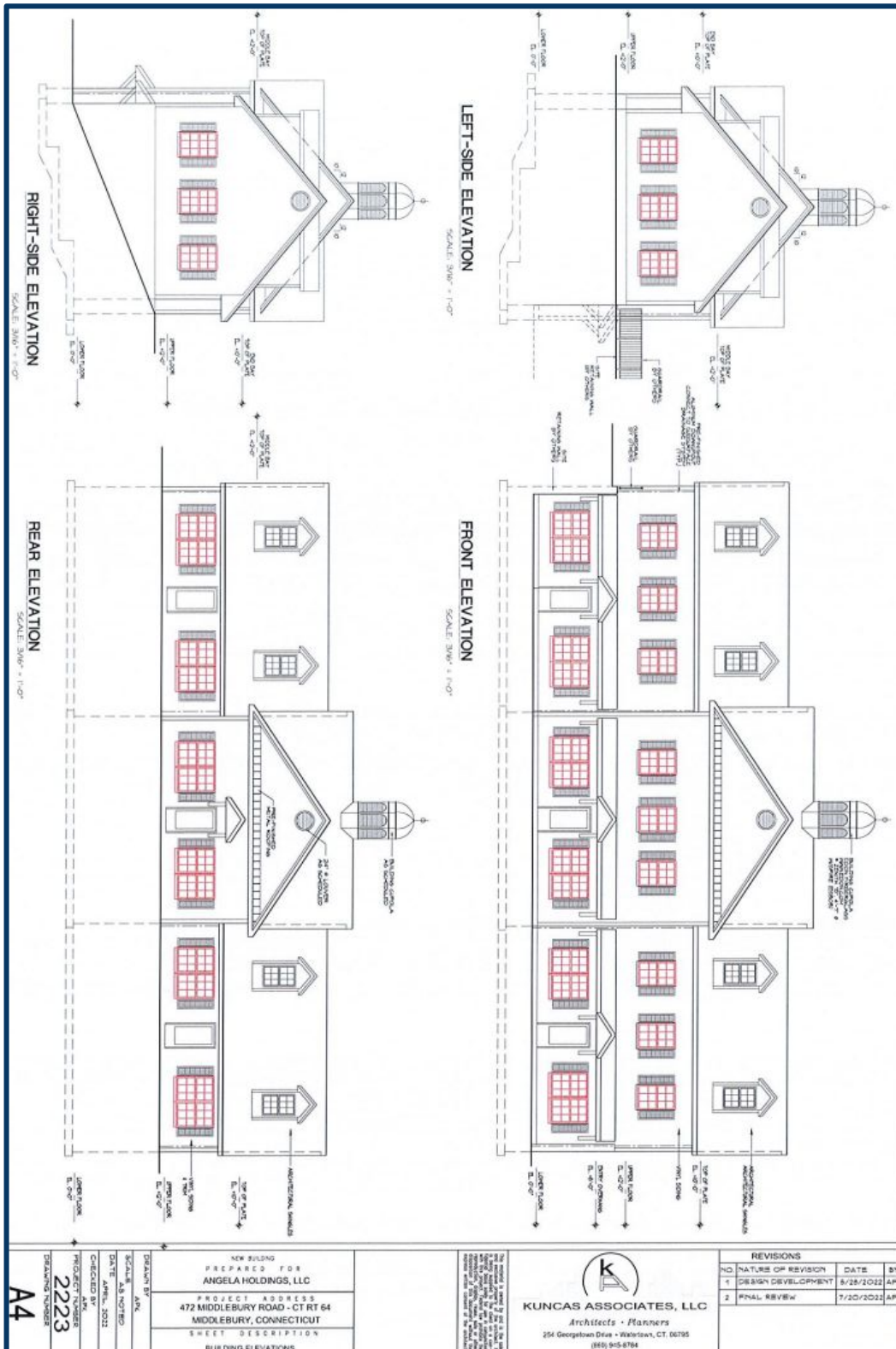


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		NO. NATURE OF REVISION DATE BY 1 DESIGN DEVELOPMENT 8/28/2022 APK 2 FINAL REVIEW 7/20/2022 APK	PROJECT: NEW BUILDING PREPARED FOR ANGELA HOLDINGS, LLC PROJECT ADDRESS: 472 MIDDLEBURY ROAD - CT RT 64 MIDDLEBURY, CONNECTICUT SHEET DESCRIPTION: ROOF PLAN	
DRAWN BY: AOK CHECKED BY: AOK DATE: APRIL, 2022 PROJECT NO: 2223 DRAWING NUMBER: A3				

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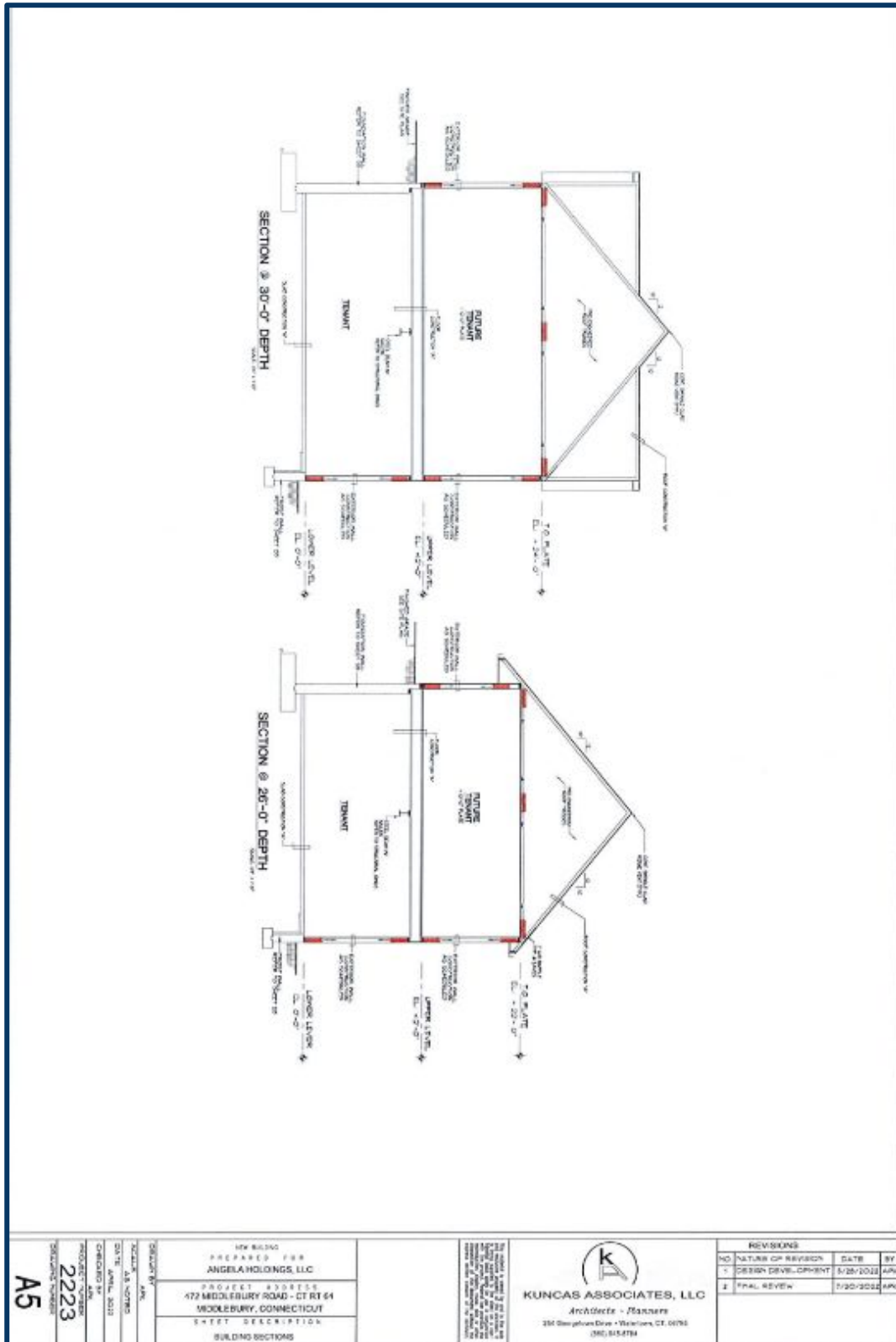
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A5 2223 2223	PREPARED FOR ANGELA HOLDINGS, LLC	 KUNCAS ASSOCIATES, LLC Architects - Planners 251 Steepdown Drive - Waterbury, CT 06705 (860) 514-4784	REVISIONS										
	PROJECT ADDRESS 472 MIDDLEBURY ROAD - CT RT 64 MIDDLEBURY, CONNECTICUT		<table border="1"> <thead> <tr> <th>NO.</th> <th>NATURE OF REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DESIGN DEVELOPMENT</td> <td>5/28/2022</td> <td>AW</td> </tr> <tr> <td>2</td> <td>FINAL REVIEW</td> <td>7/30/2022</td> <td>AW</td> </tr> </tbody> </table>	NO.	NATURE OF REVISION	DATE	BY	1	DESIGN DEVELOPMENT	5/28/2022	AW	2	FINAL REVIEW
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2	FINAL REVIEW	7/30/2022	AW										
SHEET DESCRIPTION BUILDING SECTIONS													

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STABILIZED CONSTRUCTION ENTRANCE

PIPE BEDDING DETAIL

BITUMINOUS CONCRETE CURB DETAIL

PAVED DRIVEWAY DETAIL

BALED FILTER

STANDARD TYPE "C" CATCH BASIN

DRAINAGE MANHOLE

POLE MOUNTED LIGHT

SILT FENCE

CONSTRUCTION NOTES FOR SILT FENCE

DETAILS

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	12 NOV 11
2	REVISED PER COMMENTS	20 DEC 11
3	REVISED PER COMMENTS	20 DEC 11

472 MIDDLEBURY ROAD
CT ROUTE 64

POWERV ENTERPRISES, LLC
1625 STRAITS TURNPIKE
SUITE 208
MIDDLEBURY CT

Civil
5 OF 7

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SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER MAINS OR TO THE STREET SEWER MAINS AS SHOWN ON THE PLANS. THE EXISTING SANITARY SEWER MAINS SHALL BE LOCATED AS SHOWN ON THE PLANS. THE EXISTING SANITARY SEWER MAINS SHALL BE LOCATED AS SHOWN ON THE PLANS.

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TYPICAL GRAVITY PIPE TRENCH

GRAVITY SEWER CLEANOUT DETAIL

GRAVITY SEWER TYPE 'B' PROPOSED BUILDING CONNECTION

2000-GALLON GREASE TRAP

GRAVITY SEWER TYPE 'B' PROPOSED BUILDING CONNECTION (KITCHEN WASTE)

GRAVITY SEWER TYPE 'B' PROPOSED BUILDING CONNECTION

GRAVITY SEWER TYPE 'B' PROPOSED BUILDING CONNECTION

GRAVITY SEWER TYPE 'B' PROPOSED BUILDING CONNECTION

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Civil

472 MIDDLEBURY ROAD
CT ROUTE 64

SANITARY SEWER DETAILS

POWERBY ENTERPRISES, LLC
1625 STRAITS TURNPIKE
SUITE 208
MIDDLEBURY, CT

NO.	REVISION	DATE
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EROSION CONTROL NARRATIVE

EARTHQUAKE QUANTITY ESTIMATE & NARRATIVE FOR TOTAL SITE WORK

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

**POWERBY ENTERPRISES, LLC
1626 STRAITS TURNPIKE
SUITE 208
MIDDLEBURY, CT**

EROSION CONTROL NARRATIVE

**472 MIDDLEBURY ROAD
CT ROUTE 64**

CIVIL
CORPORATED PROFESSIONAL ENGINEERS
1000 SOUTH ST. SUITE 200
MIDDLEBURY, CT 05750
TEL: 802.243.1111
WWW.CIVILCT.COM
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