

For Lease
OFFICE/FLEX SPACE

9 TREFOIL DRIVE

Trumbull, Connecticut



AVAILABLE SPACE: 42,750 SF

SMALLEST DIVISION: Half the building

ACCESS: Both levels at grade

RENTAL RATE: \$12.50 sf nnn

POSSESSION: +/- 2009 year end

PARKING: 4/1,000 rsf

CURRENT USE: Corporate Headquarters

FEATURES:

- Two-story building on 5 acres
- Great business-park setting
- Zoning and building allow many uses
- 15' ceilings – first floor
- Loading dock – first floor
- Full HVAC
- Elevator at main entrance
- 1600 amps/ 600 volt electrical supply
- Computer room with raised floor
- Backup generator*
- Merritt Parkway within 5 minutes of property

For more information and inspection please contact:

SAL BUONO

Senior Director
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a lease which is unconditionally executed and delivered by and between landlord and tenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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