

OFFICE/RESIDENTIAL BUILDING FOR LEASE WILTON, CONNECTICUT



15 Cannon Road

6,278 SF Free Standing Building

Lease Price- \$7,000/Month Gross + Utilities

Ideal Live-Work Opportunity

Ample & Easily Accessible Parking

Full Kitchen & Bathrooms

Access to a Lighted Route 7 Intersection

Directly Adjacent to The Cannondale Train Station

2 Acre Quiet Park-like Setting

CONTACT EXCLUSIVE AGENT(S):

Peter Hastings Jr.

Cell: 203-856-9736

phastings@hastingsrealestate.com

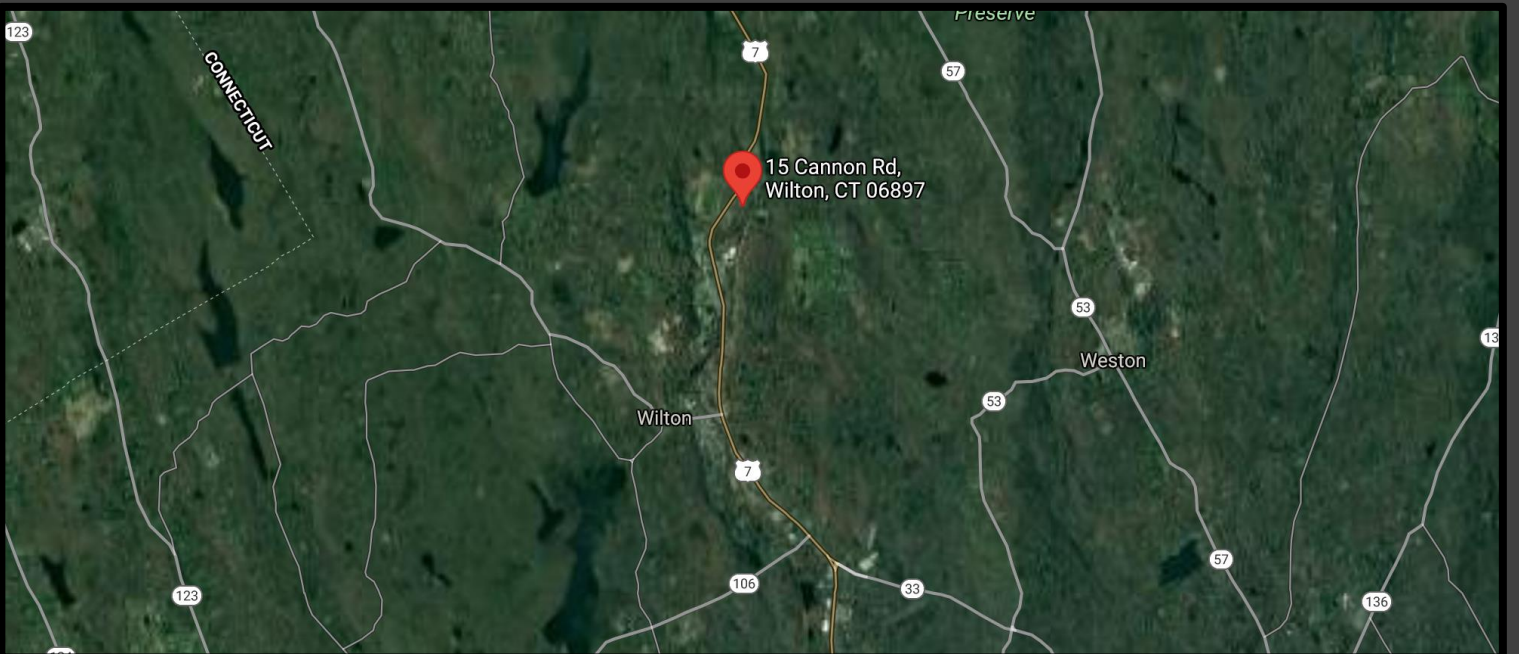
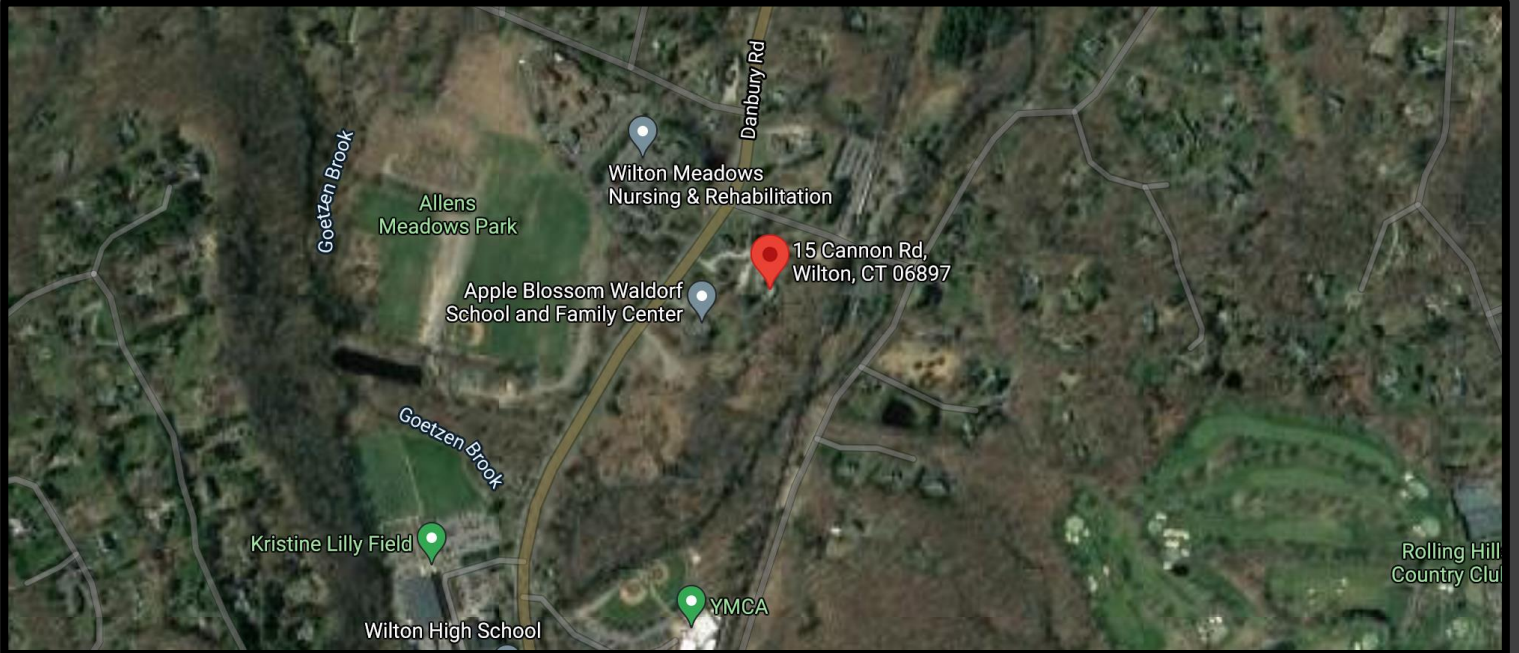
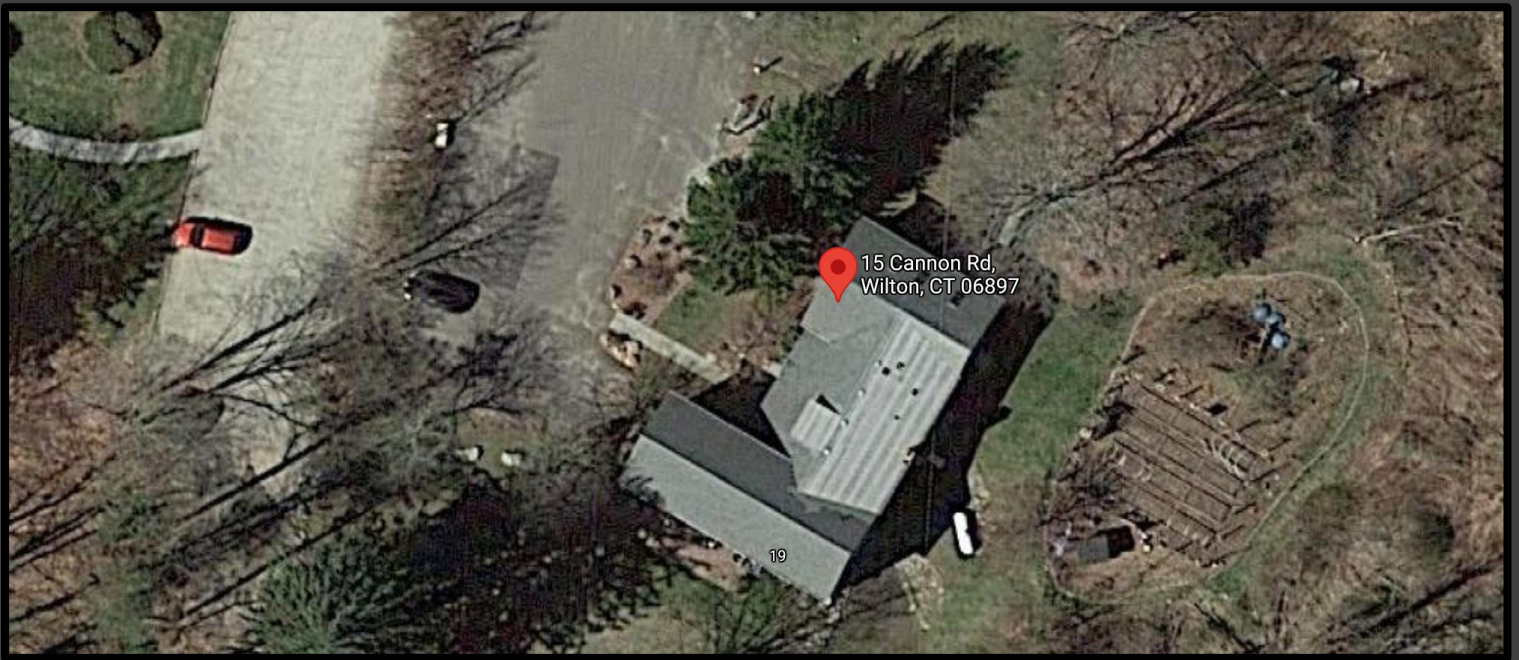
Christopher Maglione

Cell: 203-858-9701

cmaglione@johndhastings.com









NOTES

OWNER OF RECORD:
 TRYGVE & MURIEL HANSEN
 521 THAYER POND ROAD
 WILTON CT

LOT ZONE R-2A

LOT AREA (PROPOSED): 2222 AC

UPLAND AREA COVERAGE (PROPOSED): 26 AC

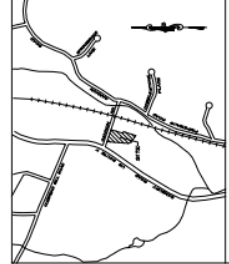
EXISTING BUILDING COVERAGE: 9340 SF/ 3.5%

PROPOSED BUILDING COVERAGE: 3,445 SF/ 3.6%

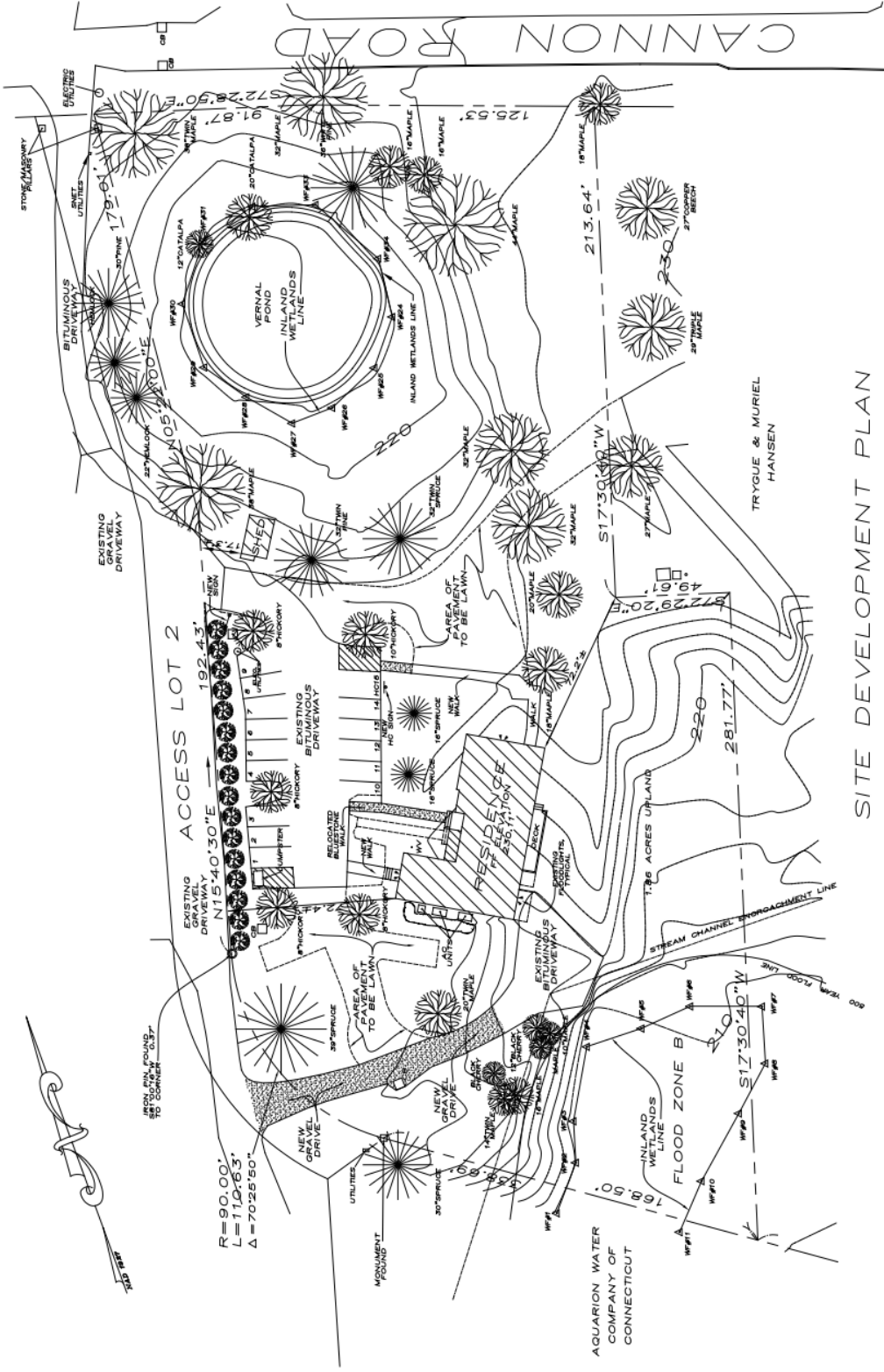
EXISTING SITE COVERAGE: 14,330 SF/ 20.0%

PROPOSED SITE COVERAGE: 11,525 SF/ 11.9%

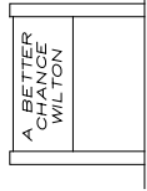
PARKING SPACES 14 + 1 HC = 15



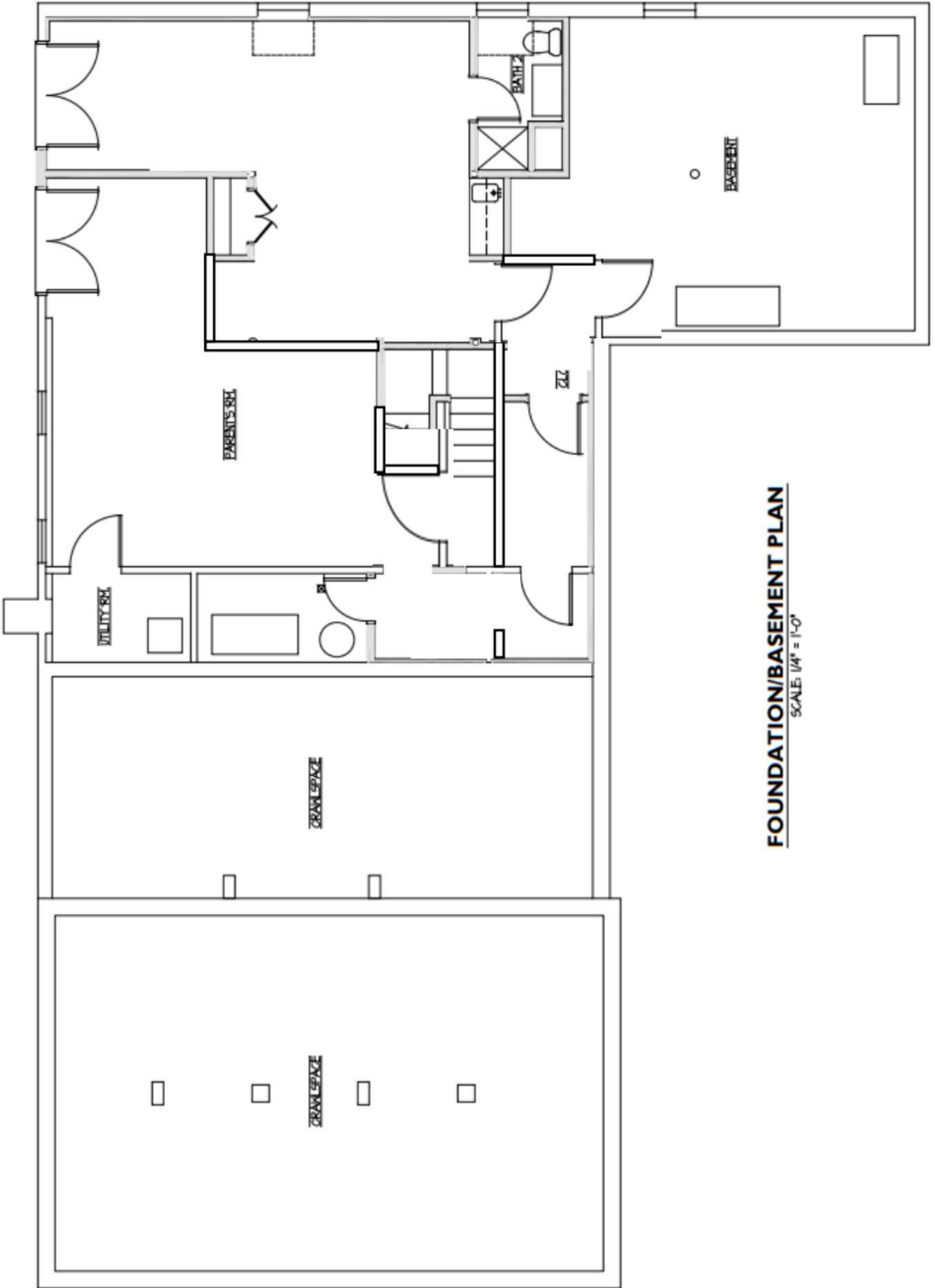
VICINITY MAP



SITE DEVELOPMENT PLAN



ELEVATION @
 ENTRY SIGN



FOUNDATION/BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Rob Swadlow Architects LLC
The Crown Plaza
438 Dabney Road
Wilton, CT 06897
T 383.741.8032
E info@rsaw.com



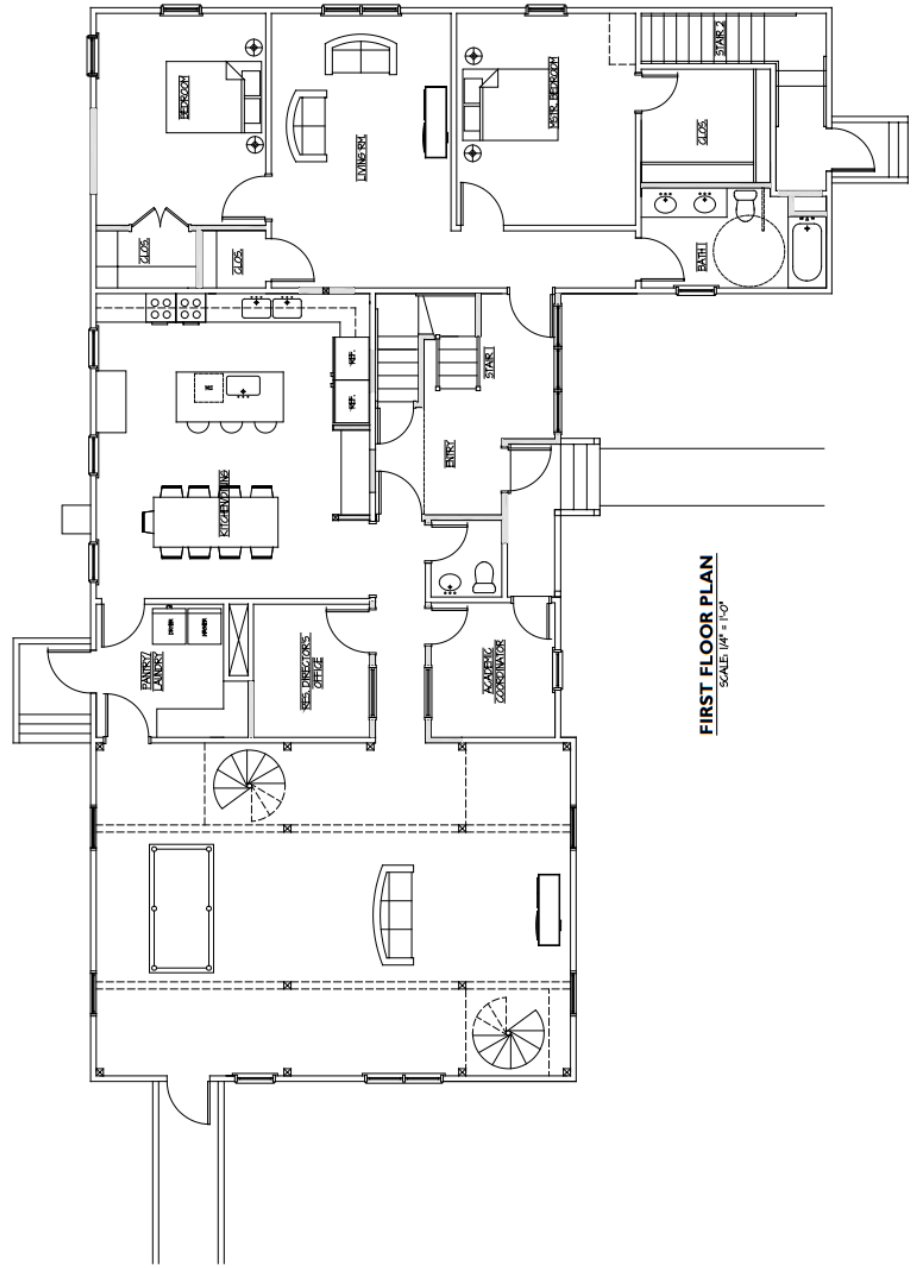
Project Name & Address
ABC OF WILTON, INC.
15 CANNON ROAD
WILTON CT, 06897

Project No.
05.005

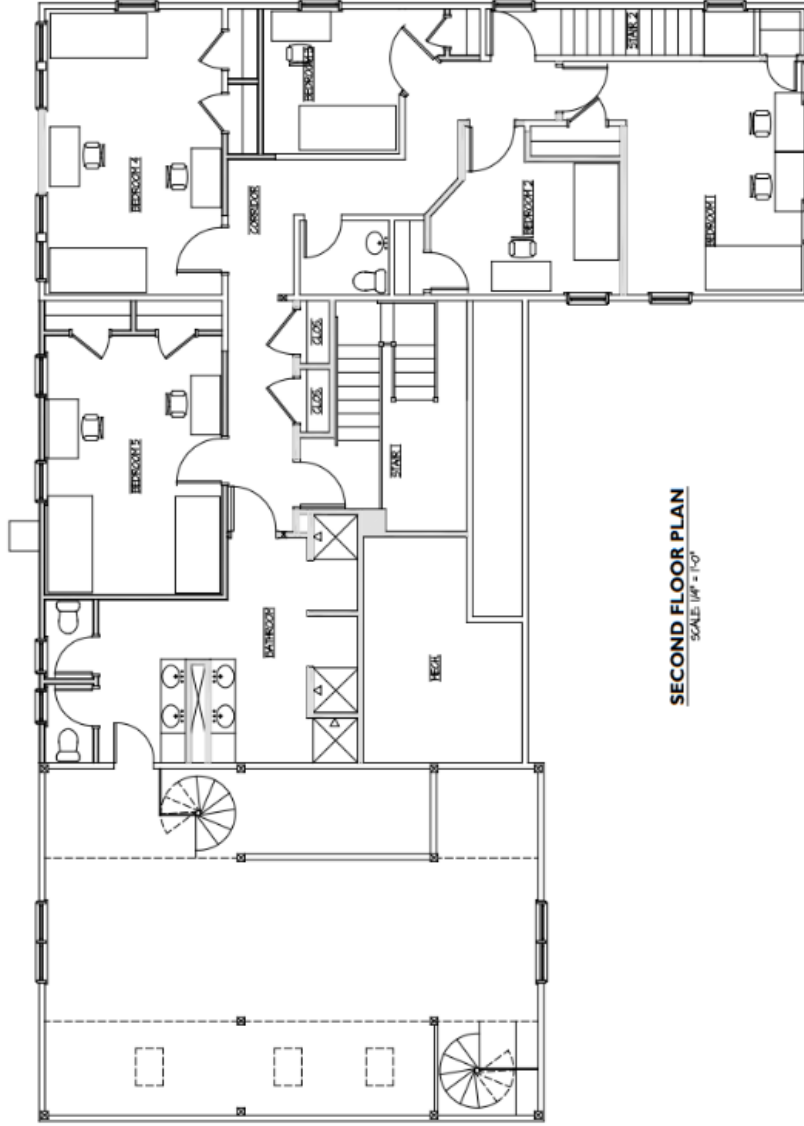
Sheet Name
1st Flr. Plan

d 10 April, 2006; REV. 5/1/06
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Sheet No.

A-2



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"