

FOR SALE/LEASE

104 North Main Street
Beacon Falls, CT 06403



28,290 S/F

Freestanding Manufacturing Facility

22,000 +/- S/F available for lease

Good power, newer roof

Enterprise Zone

5.4 parcel allows for expansion

Offered at: \$1,395,000.00

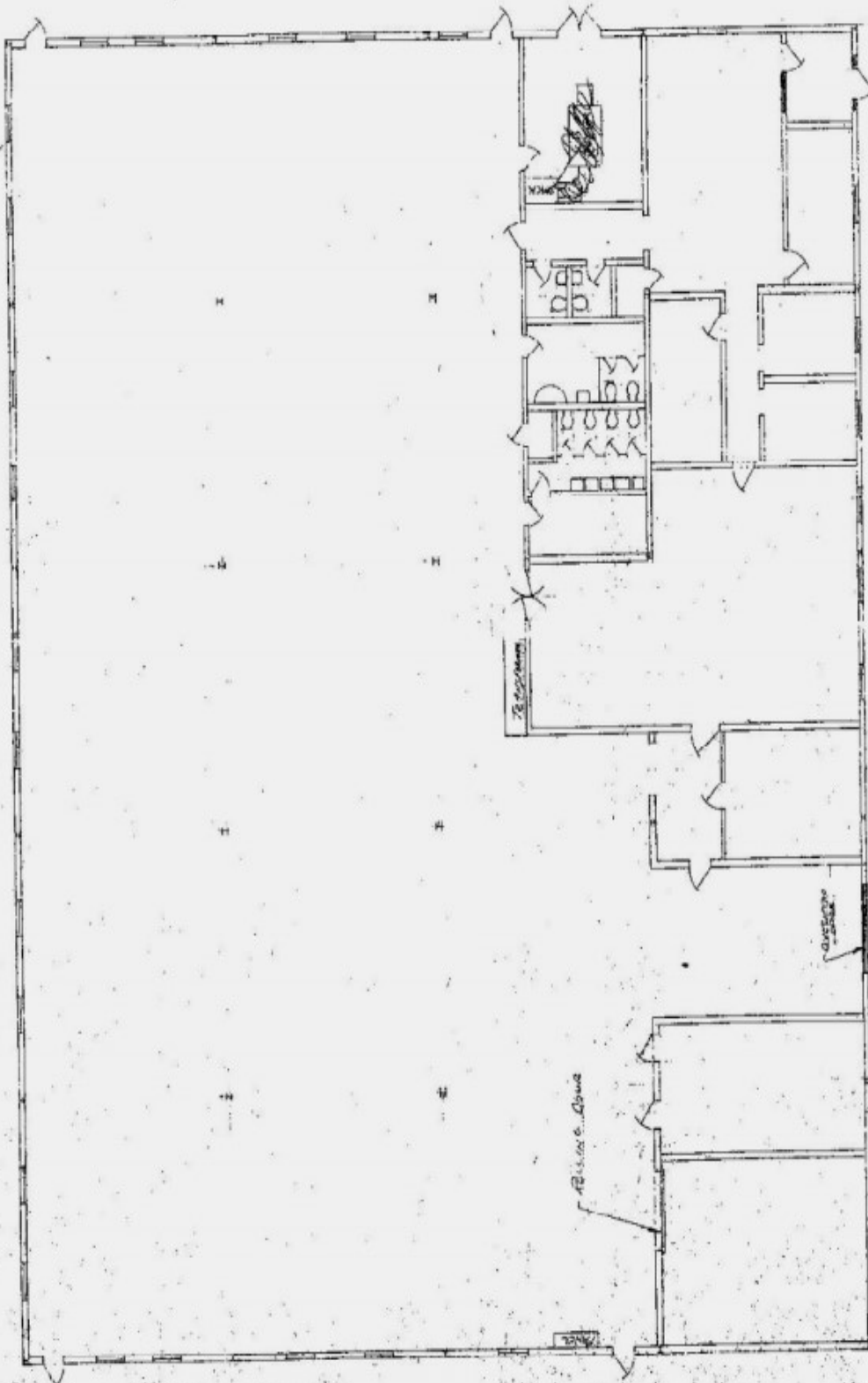
Lease rate: \$3.95 PSF NNN

PROPERTY DATA FORM

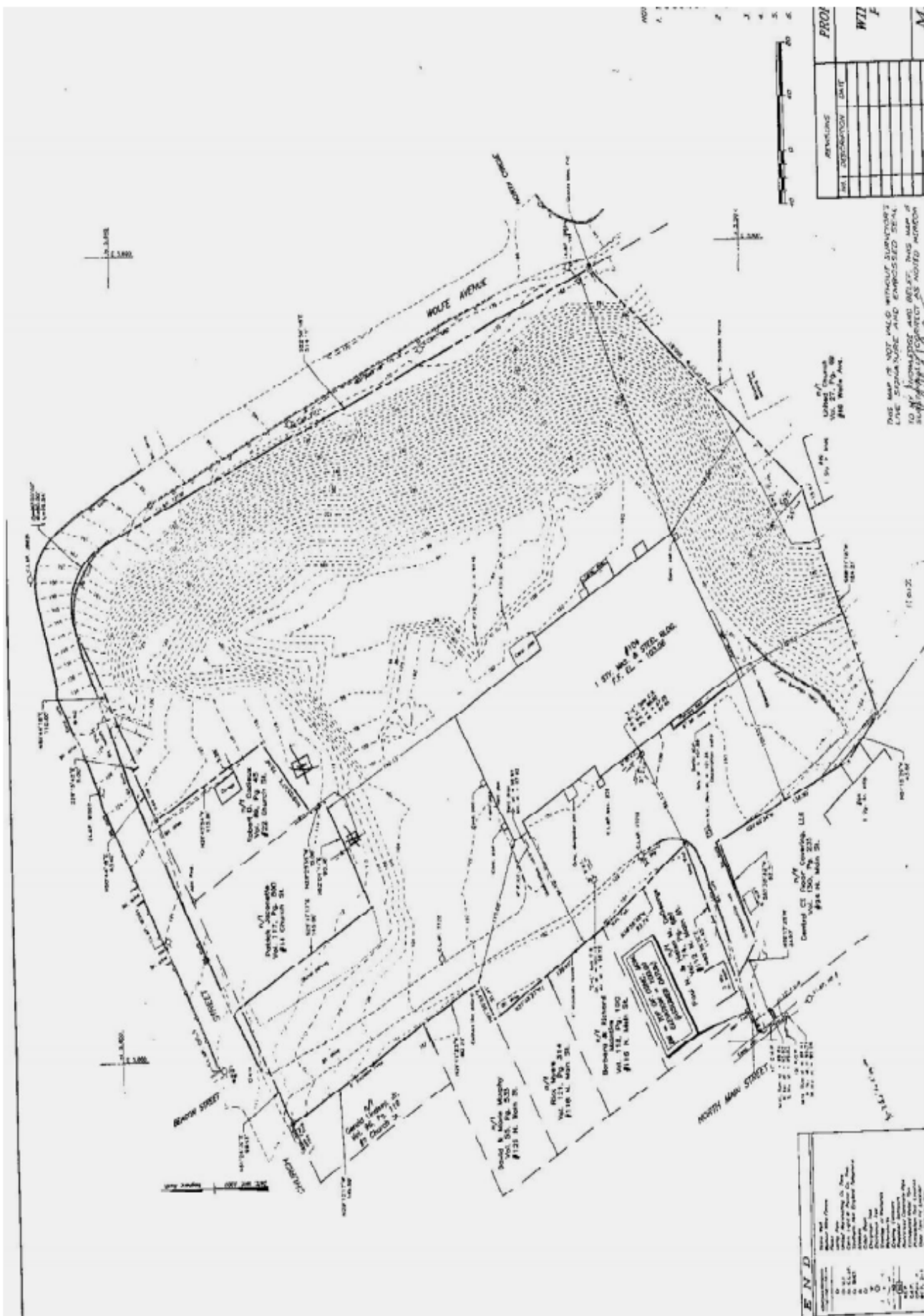
PROPERTY ADDRESS		104 North Main Street	
CITY, STATE		Beacon Falls, CT 06403	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	28,290	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	22,000	Type of Heat	Propane
Office space	3,000	OTHER	
Column space	30 x 30	Acres	5.4
Avail docks	2	Zoning	Industrial
Ext. Construction	Masonry / steel	Parking	+/- 50
Ceiling Height	14'	State Route / Distance To...	RTE 8
Roof	Rubber membrane / 2006	TAXES	
Date Built	1950 and 1980	Assessment	\$725,823.00
UTILITIES		Mill Rate	35.9
Sewer	Not connected but at property	Taxes	\$26,057.05
Water	Yes	TERMS	
Gas	No	Offered at	\$1,395,000.00
Electrical	800 amps/ 480 volts	Lease rate	\$3.95 PSF NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



BENJAMIN FRANKLIN
SERIES 18 1/2



PROJ.	REVISIONS	DATE
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THIS MAP IS NOT MADE WITHOUT SUBMITTING
 THE ORIGINAL AND EMPLOYED SEAL
 TO THE SURVEYOR AND RELEVANT THIS MAP IS
 MADE BY THE SURVEYOR AS ADDED HEREON

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