

FOR SALE/ LEASE

*20 McLennan Drive
Watertown, CT*



- 11,000 SF Freestanding Manufacturing Facility on .65 acres
 - Suitable for many manufacturing or warehouse needs
 - Great Suburban location minutes to Route 8 highway
 - All municipal utilities- Newer roof
 - Significant power with air and electric lines throughout
- Offered at \$400,000.00
or \$4.00 NNN**

PROPERTY DATA FORM

PROPERTY ADDRESS 20 McLennan Drive

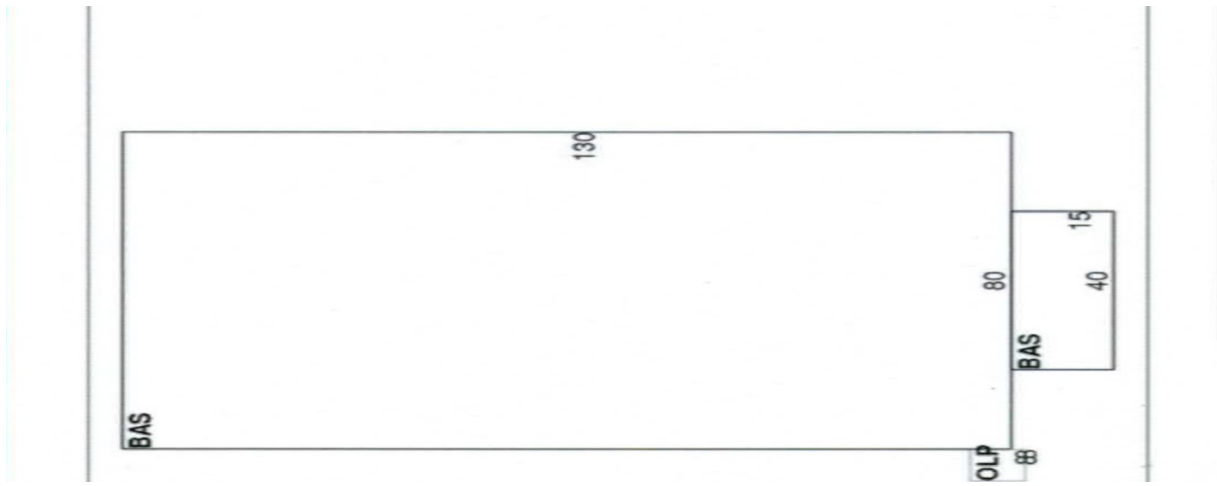
CITY, STATE Watertown, CT 06795

BUILDING INFO **MECHANICAL EQUIP.**

Total square feet	11.000 SF	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail/ square feet	11,000	Type of Heat	Oil/ gas available
Will subdivide to	11,000	OTHER	
Office space	600	Zoning	IG80
Column space	Clear	Parking	+/- 10
Total/ avail docks	1	State Route / Distance To...	Route 8/ .5 miles
Total/ avail s/f mezz.	200	TAXES	
Ext construction	Masonry	Assessment	\$270,400.00
Ceiling height	13' + 15'	Mill Rate	30.10
Roof	+/-5 years rubber membrane	Current taxes	\$8382.00
Date built	1967		

UTILITIES

Sewer	City	Term	
Water	City	Lease rate	\$4.00 + NNN
Gas	Yankee Gas	Sale price	\$400,000.00
Electrical	400 Amps		
Amps-Volts- Phase	120 volt 3 phase		



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