

FOR LEASE

196 East Main Street
Thomaston, CT 06787



Modern 7,000 S/F 2 Suites available can be combined

Suite #1

Office / Shop Space
5,200 +/- S/F
Five offices, conference room
Shop area 3,200 S/F 80x40
2 loading docks / 1 drive- in door

Suite #2

Office / Shop Space
1,800 +/- S/F
Small Office
1 drive- in door

Ideally located near Route 8
Lease rate: \$7.50 PSF Gross + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		196 East Main Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,000	Air Conditioning	Central in office
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,000	Type of Heat	Propane
Will subdivide	5,200	OTHER	
Avail docks	1	Acres	
Avail drive - in doors	1	Zoning	Light Industrial
Ext. Construction	Metal	Parking	Ample
Ceiling Height	9	State Route / Distance To...	Route 8/ 0.3 miles
Roof	Gable	TAXES	
Date Built	2009	Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Propane	Lease rate	\$7.50 PSF Gross
Electrical	208 volts/ 3 phase		+ utilities



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**Suite #1
Side View**

**Suite #1
Office Area**



**Suite #1
Shop Area**

**Suite # 2
Office & Drive - in Door**

