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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

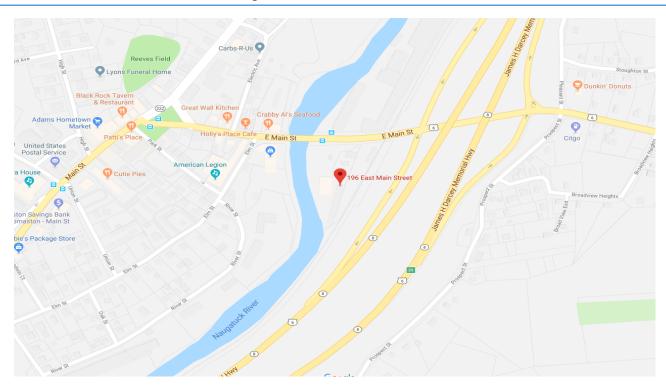
Lease rate: \$7.50 PSF Gross + utilities

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.

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

