



**CONTACT: BRIAN GODIN**

E-mail: Bgodinpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***120 - 130 Main Street South  
Thomaston, CT 06787***

**12,770 +/- S/F**

**Modern Office/ Retail Building**

**Great Location on busy Main Street**

**( Route 6 )**

**Ideal for Retail, Professional and Medical Users**

**Available Spaces:**

**Main Level Retail: 1,600 - 4,300 S/F \$14 PSF Gross + Utilities**

**Upper Level: 400 - 5,800 S/F Executive Suites from \$400.00 Mo.**

**Includes: Utilities - Shared Conference Room - WIFI**

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.



**Executive Suites Includes:  
Utilities - Shared Conference  
Room - WIFI  
From \$400.00 Mo.**



**CONTACT: BRIAN GODIN**

E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

Top Floor (15% common areas)			
Exit / Stairs	Womans Room	A/C Units	Men's Room
common hallway			
207	1000 s/f	206	400 s/f
	LEASED	205	400 s/f
		204	500 s/f
		203	575 s/f
		202	575 s/f
		201 A-D	475 s/f
Exit / Stairs			
Main Floor			
Exit / Stairs			
1C	4,300 s/f	1B	1,600 s/f
		1A	2,000 s/f
Exit / Stairs			

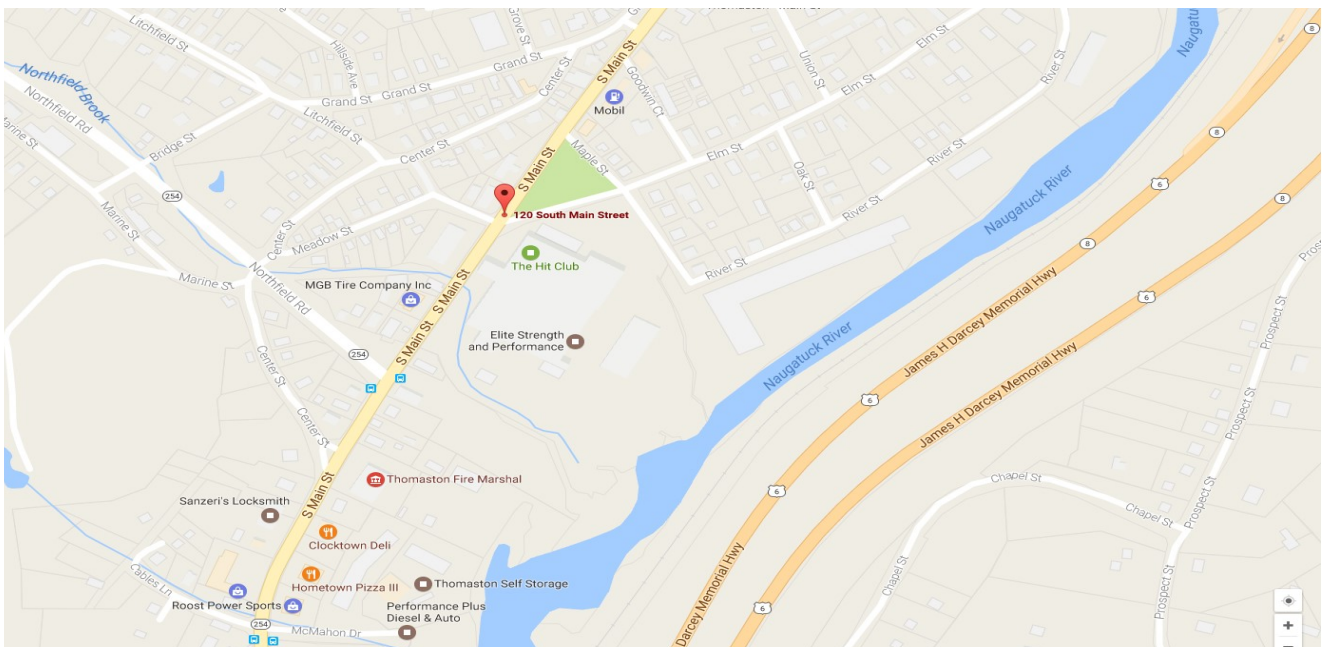
Note: Floor plan not to size

# PROPERTY DATA FORM

PROPERTY ADDRESS	120 -130 Main Street South
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	12,770	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	9,700	Type of Heat	Forced hot air
Will subdivide to	1,000	<b>OTHER</b>	
Office space		Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2018	Zoning	IP
Date Built	1989	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	<b>TERMS</b>	
Electrical	100 Amps	Lease rate	\$8- \$14 per S/F Gross
			Suites from \$400 mo.

**New roof 2018  
New fire alarm system**



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.