



CONTACT: BRIAN GODIN

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***120 - 130 South Main Street
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 - 7,900 S/F \$14 PSF Gross + Utilities

Suite 1C: 4,300 S/F Previous Medical Space

Upper Level: Executive Suites from \$475.00 Mo.

Includes: Utilities & 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 - WIFI
From \$475.00 Mo.**



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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
206	400 s/f	205	400 s/f
204	500 s/f	203	575 s/f
202	575 s/f	201 A-D	475 s/f
LEASED	LEASED	LEASED	Suite A LEASED
LEASED	LEASED	LEASED	Suite B \$525.00
LEASED	LEASED	LEASED	Suite C \$525.00
LEASED	LEASED	LEASED	Suite D \$475.00
Main Floor			
Exit / Stairs	1C	1B	1A
	4,300 s/f	1,600 s/f	2,000 s/f
	Available	Available	Available

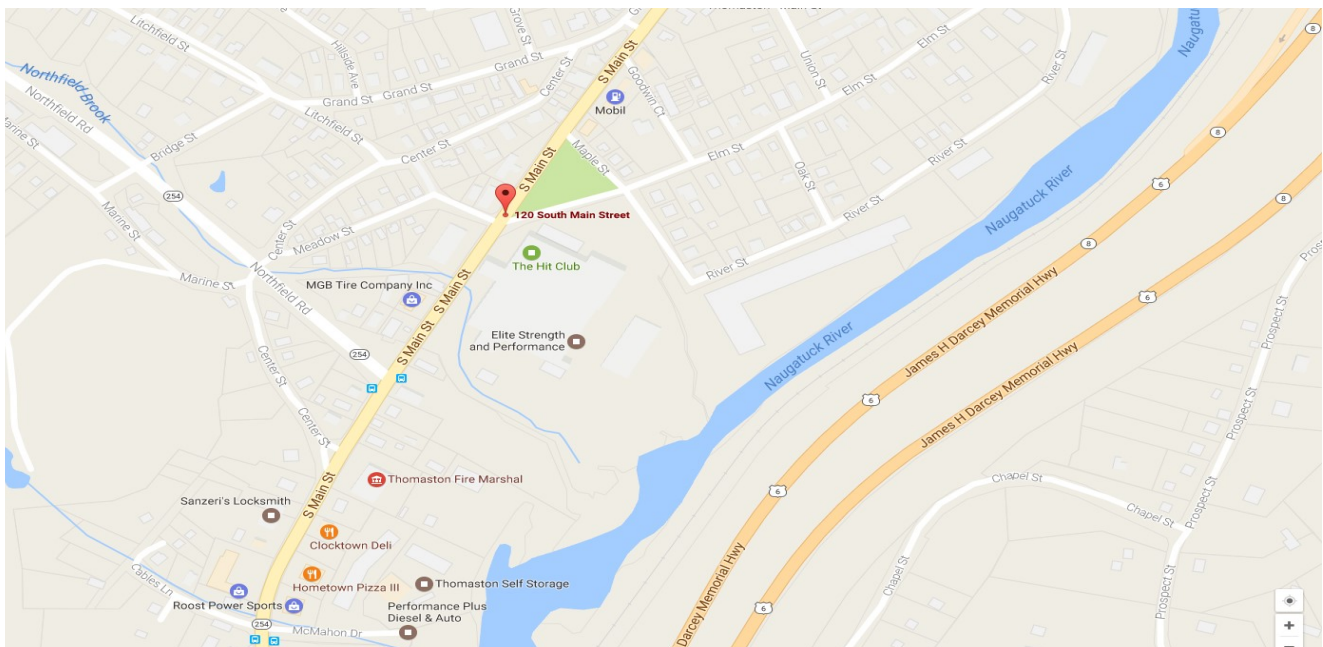
Note: Floor plan not to size

PROPERTY DATA FORM

PROPERTY ADDRESS	120 -130 South Main Street
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	8,500 +/-	Type of Heat	Forced hot air
Will subdivide to	250	OTHER	
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	TAXES	
UTILITIES		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	TERMS	
Electrical	100 Amps	Lease rate	\$8- \$14 per S/F Gross
			Suites from \$475 mo.

**New roof 2018
New fire alarm system**



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