

FOR LEASE

*235 East Main St Unit 5
Thomaston, CT*



- 12,800 S/F Warehouse or Manufacturing Space (Plus Interior Dock Area)
- 3 Docks with Levelors - Heavy Power
- 18" Ceilings and Clear Span Construction
- 5 and 10 Ton Cranes
- Good Location with Immediate Route 8 Access
- Low Rates

Lease rate: \$3.75 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	235 East Main Street Unit 5
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,800	Air Conditioning	No
Number of Floors	1	Sprinkler / Type	Yes
Avail. S/F Office	12,800 + dock area Possible	Type of Heat	Gas / Modine
Colum space	Clear span	TAXES	
Avail docks	3	Assessment	
Ext. Construction	Block	Mill Rate	35.79
Ceiling Height	18'	Taxes	+/- .90
Roof	Rubber	OTHER	
Date Built	1960	Total Acres	8.8
UTILITIES		Zoning	Industrial
	Tenant/ Buyer to Verify	Parking	Ample
Sewer	City	Rail spur	Yes
Water	City	State Route / Distance To...	I84 - 8 miles
Gas	Yes		RTE 8 - .1
Electrical	200 Amps	TERMS	
	480 V / 3 phase	Lease Rate	\$3.75 NNN



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