

CONTACT: BRIAN GODIN or ED GODIN, SIOR

E-mail: Bgodinpb@gmail.com Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

## FOR LEASE

## 235 East Main St Unit 6 Thomaston, CT



- 16,000 S/F Warehouse or Manufacturing Space
- 1 Dock and 1 Drive in Door
- 18" Ceilings and Clear Span Construction
- Good Location with Immediate Route 8 Access
- Low Rates

Lease rate: \$3.00 NNN

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	PROP	ERT	TY DATA FOR	M	
<b>PROPERTY ADDRESS</b> 235 Ea		st Main Street Unit 6			
CITY, STATE The		Thoma	omaston, CT 06787		
BUILDING INFO			MECHANICAL EQUIP.		
Total S/F	16,000		Air Conditioning	No	
Number of Floors	1		Sprinkler / Type		
Avail. S/F	16,000		Type of Heat	Gas	
Colum space	Clear span		TAXES		
Office space	Possible			-	
Avail docks	1		Assessment		
Drive in	1		Mill Rate	35.79	
Ext. Construction	Masonry + Steel		Taxes	+/90	
Ceiling Height	18'		OTHER		
Roof	Asphalt		Total Acres	8.8	
Date Built	1930		Zoning	Industrial	
UTILITIES	Tenant/ Buyer to	Verify	Parking	Ample	
Sewer	City		Rail spur	Yes	
Water	City		State Route / Distance To	I84 - 8 miles	
Gas	Yes			RTE 81	
Electrical	Amps (TBD)		TERMS		
	480 V / 3 phase		Lease Rate	\$3.00 NNN	



