

# 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**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	235 East Main Street Unit 6
<b>CITY, STATE</b>	Thomaston, CT 06787

<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>TAXES</b>	
Office space	Possible		
Avail docks	1	Assessment	
Drive in	1	Mill Rate	35.79
Ext. Construction	Masonry + Steel	Taxes	+/- .90
Ceiling Height	18'	<b>OTHER</b>	
Roof	Asphalt	Total Acres	8.8
Date Built	1930	Zoning	Industrial
<b>UTILITIES</b>	<b>Tenant/ Buyer to Verify</b>	Parking	Ample
Sewer	City	Rail spur	Yes
Water	City	State Route / Distance To...	I84 - 8 miles
Gas	Yes		RTE 8 - .1
Electrical	Amps (TBD)	<b>TERMS</b>	
	480 V / 3 phase	Lease Rate	\$3.00 NNN

