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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

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.

	PROP	ERT	TY DATA FOR	M	
PROPERTY ADDRESS 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	



