



CONTACT: BRIAN GODIN
E-mail: Bgodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR LEASE

*76 Watertown Rd
Thomaston, CT 06787*



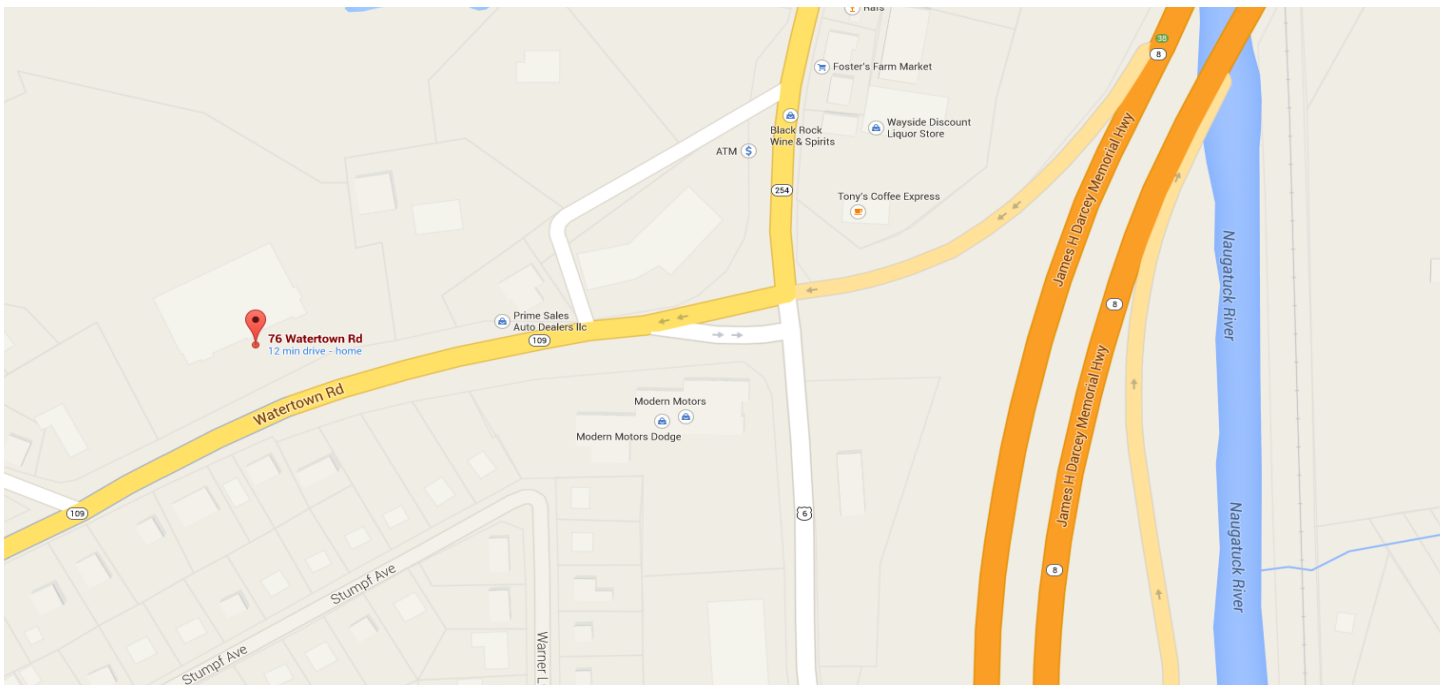
Thomaston's Vibrant New Power Center
Retail / Professional Office Space
Suites from 200 S/F to 4,000 S/F
Ideal for retail, office and business professionals
Located right off Route 8 and Exit 38
Lease Rate: \$12.00 to \$16.00 PSF Gross
New Private Suites From \$500 Mo. Including Utilities

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.

PROPERTY DATA FORM

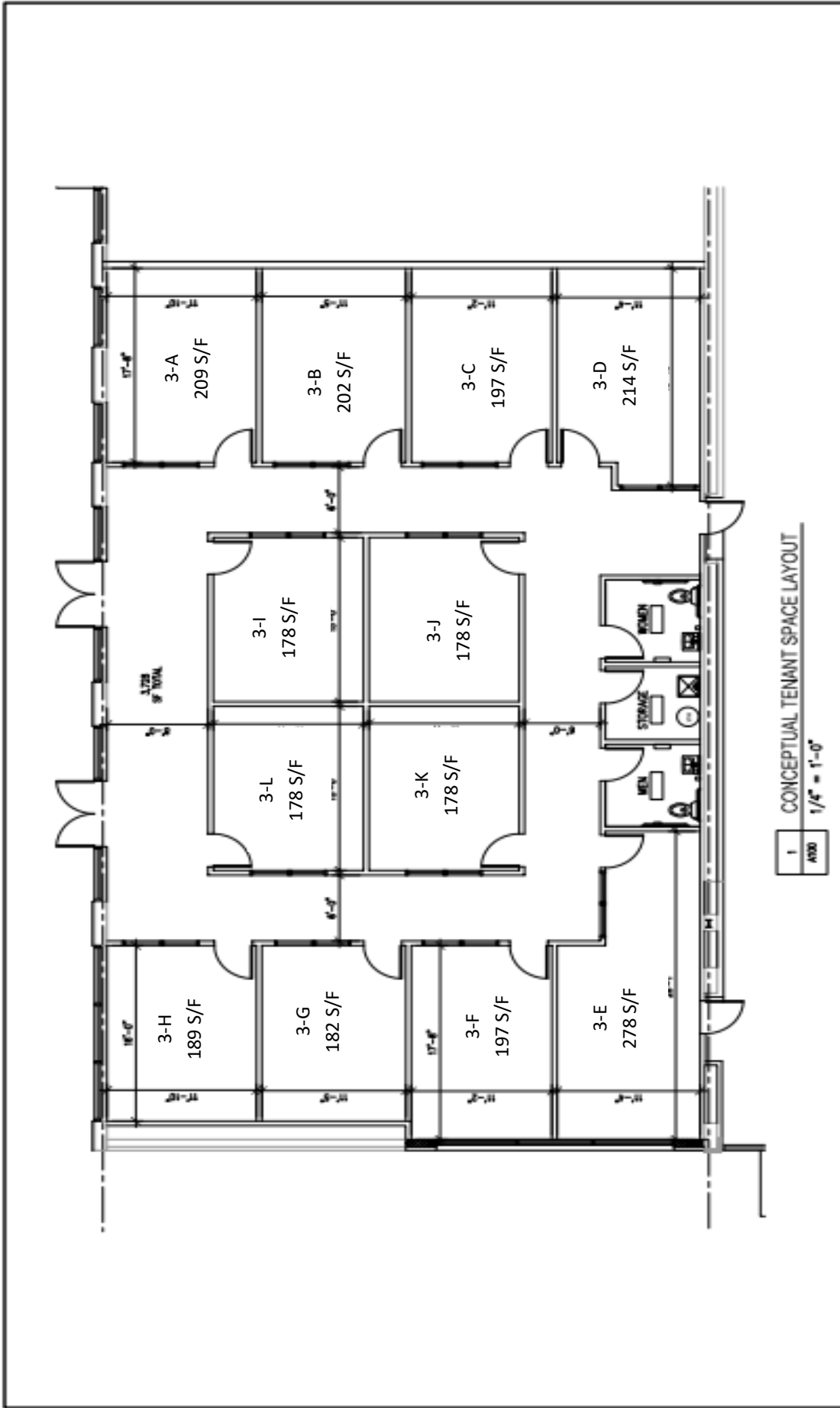
PROPERTY ADDRESS	76 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	9,000 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	750	TAXES	
Avail. Docks		Assessment	
Ext. Construction	Block	Mill Rate	
Int. Construction		Taxes	TBD
Ceiling Height	8' - 16'	OTHER	
Roof	New	Total Acres	8 +/-
Date Built	2015	Zoning	Commercial
UTILITIES		Parking	Ample
Sewer	City	State Route / Distance To...	Route 8 / Exit 38
Water	City	TERMS	
Gas	Yes	Lease Rate	\$12- \$16 PSF Gross
Electrical	200 amps		



Private Suites		
Suite A	\$600.00	Incudes Utilities
Suite B	\$600.00	Incudes Utilities
Suite C	\$600.00	Incudes Utilities
Suite D	\$600.00	Incudes Utilities
Suite E	\$900.00	Incudes Utilities
Suite F	\$750.00	Incudes Utilities
Suite G	\$600.00	Incudes Utilities
Suite H	\$750.00	Incudes Utilities
Suite I	\$600.00	Incudes Utilities
Suite J	\$500.00	Incudes Utilities
Suite K	\$500.00	Incudes Utilities
Suite L	\$600.00	Incudes Utilities





FLOOR PLAN	
NO. 100	DATE 10-14-2020
A100	
Drawn by: DC	Checked by: DR

CONCEPTUAL TENANT SPACE LAYOUT
 DUM PROFESSIONAL PLAZA
 76 Waterdown Road
 Thomaston, Connecticut

 Greg Smith, P.E., AIA, LEED AP
 Principal

CONCEPTUAL SPACE LAYOUT
 ALL DIMENSIONS AND AREAS ARE THE SOLE PROPERTY OF G.R. ENGINEERING, LLC AND SHALL BE USED FOR THE PROJECT AND SITE ONLY. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



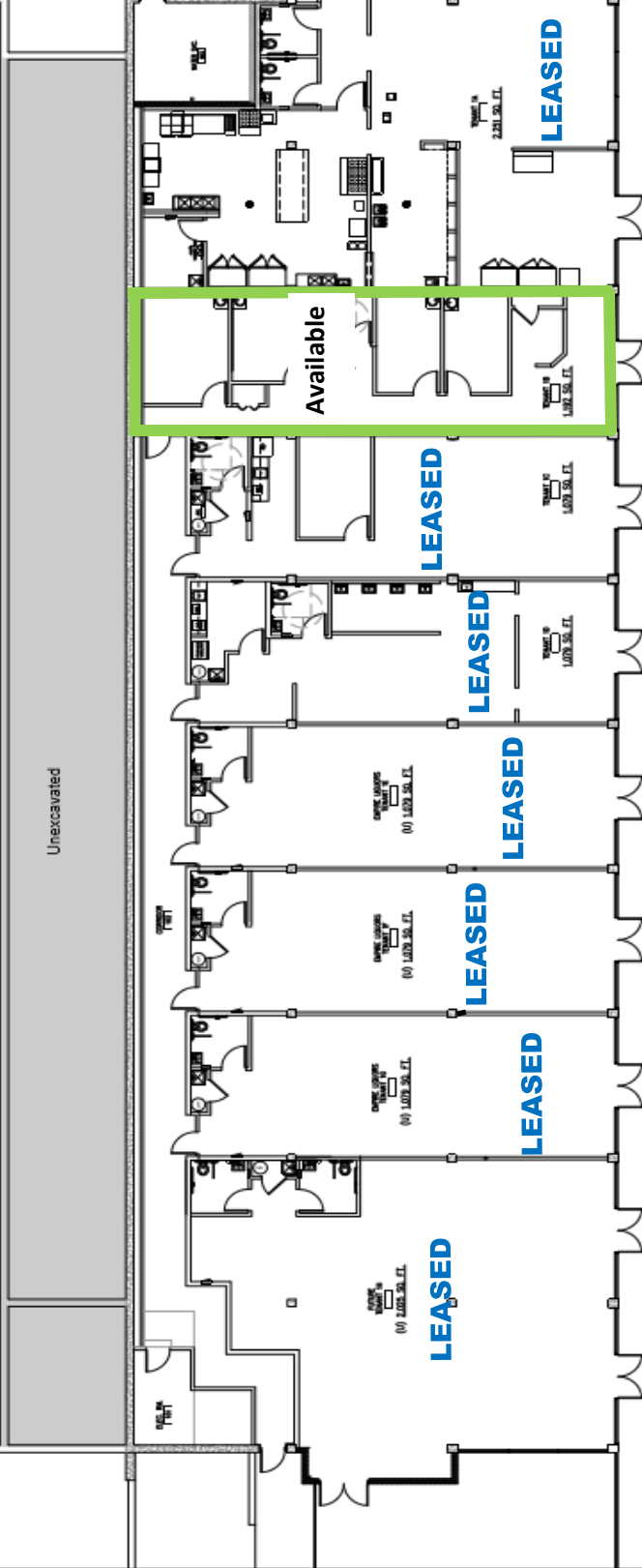
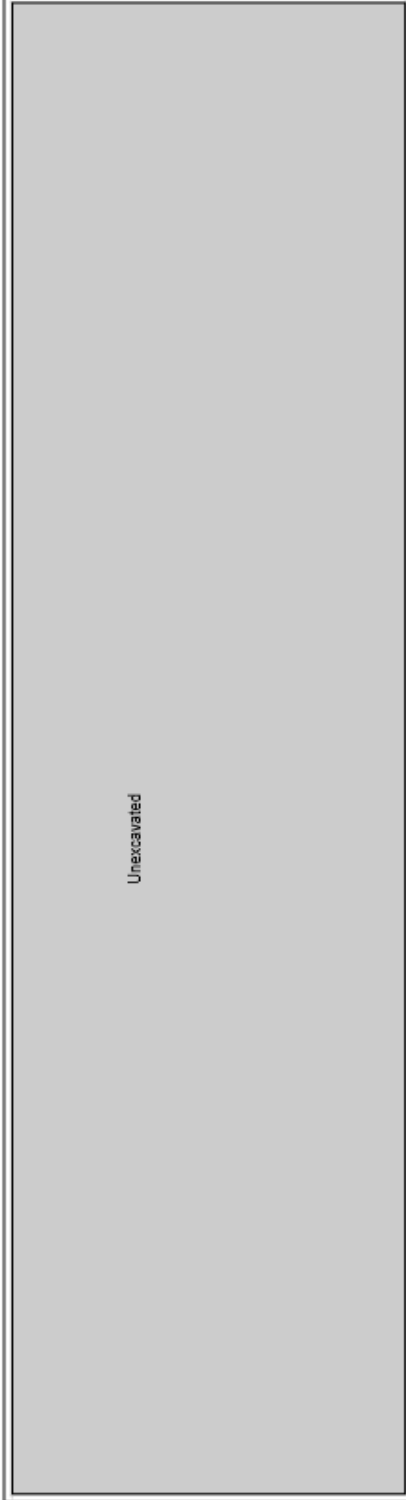
G.R. Engineering, LLC
 100 Main Street, 10th Fl.
 Thomaston, Connecticut 06488
 Phone: 860.271.1234
 Fax: 860.271.1235
 www.gr-engineering.com

Original Building



Newly designed 2015





NO.	DESCRIPTION	DATE	BY

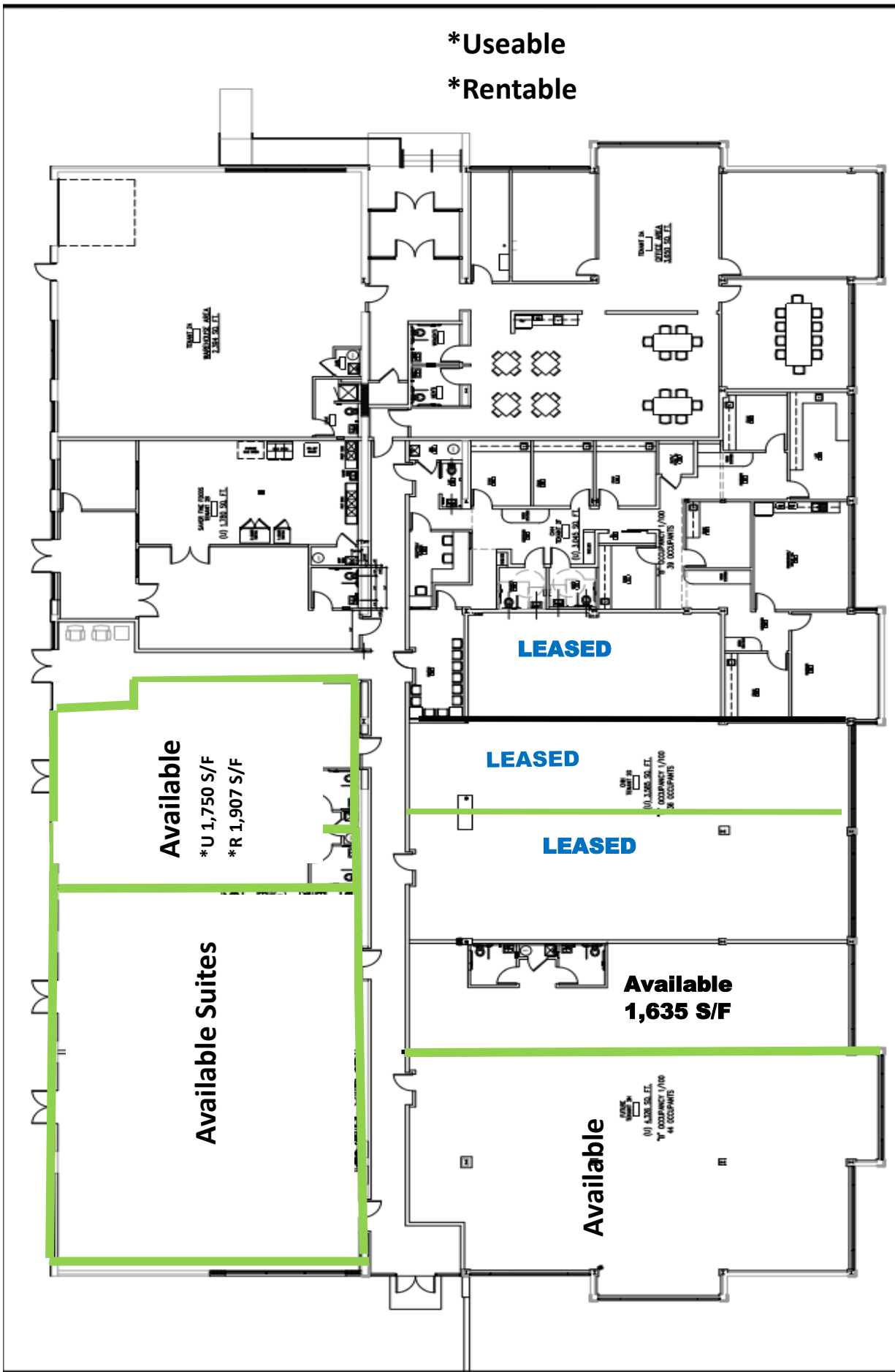
DATE	10/11/15
SCALE	1/8"=1'-0"
DRAWN	DC
CND	DR
APPD	DR

First Floor Tenant Spaces

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

A1

*Useable
*Rentable



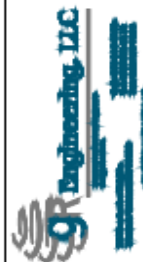
A2

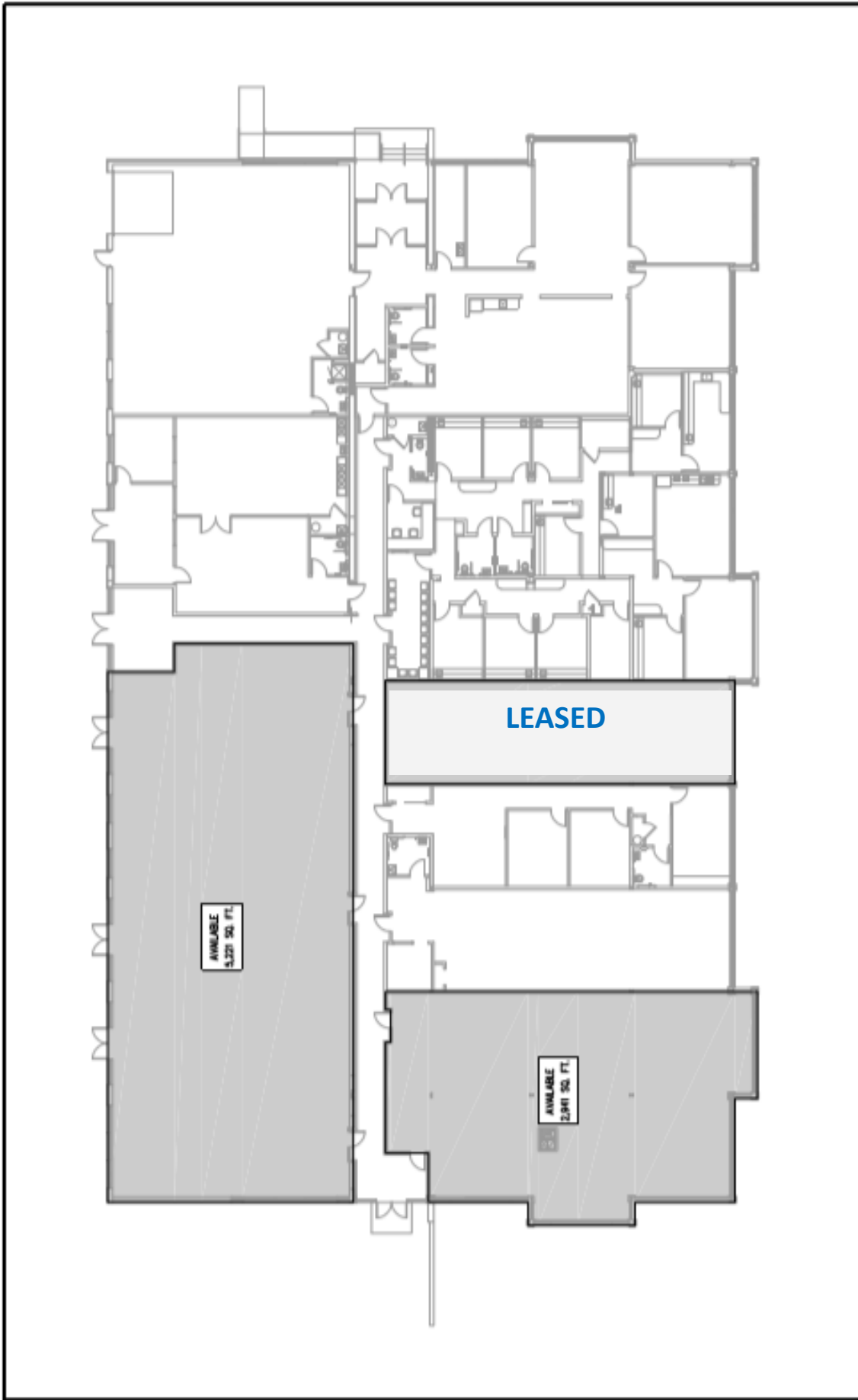
DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

Second Floor
Tenant Spaces

REVISIONS	
NO.	DESCRIPTION DATE

DATE	10/11/15
SCALE	1/8"=1'-0"
DRAWN BY	DC
CHECKED BY	CR
APPROVED BY	DR





SECOND FLOOR PLAN TO WATERTOWN ROAD	
Project No.	475119
Project Name	A100
Location	DC

AVAILABLE TENANT SPACE
76 Watertown Road
 SECOND FLOOR
 THOMASTON, CONNECTICUT

© 2019
 ALL RIGHTS RESERVED
 ALL INFORMATION IS THE SOLE
 PROPERTY OF OR ENGINEERING, LLC AND
 MAY NOT BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM.

OR Engineering, LLC
 Licensed Professional Engineers
 100 Main Street, Suite 100
 Thomaston, Connecticut 06486
 Phone: 860-275-1234
 Fax: 860-275-1235
 Email: info@or-engineering.com
 Website: www.or-engineering.com

OR Engineering, LLC
 Licensed Professional Engineers
 100 Main Street, Suite 100
 Thomaston, Connecticut 06486
 Phone: 860-275-1234
 Fax: 860-275-1235
 Email: info@or-engineering.com
 Website: www.or-engineering.com