

FOR LEASE



***595 Straits Turnpike
Watertown, CT 06795***

**3,000 S/F Former Bank with Drive Thru
Prime Retail / Office Pad Site**

Ten Acre Shopping Mall

**Join Ace Hardware, Napa Auto Parts,
Jersey Mike's and Labonne's Market**

Lease rate: \$30 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	595 Straits Turnpike
CITY, STATE	Watertown, CT 06795

BUILDING INFO

Total S/F	60,000
Number of floors	2
Avail S/F	3,000
Ext. Construction	Stucco/ Masonry
Ceiling Height	14'
Roof	Flat
Date Built	1969

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	
Type of Heat	Gas
OTHER	
Acres	4.94
Zoning	Shopping Mall
Parking	Ample
State Route / Distance To...	.5/10 to I-84

TAXES

Assessment
Appraisal

UTILITIES

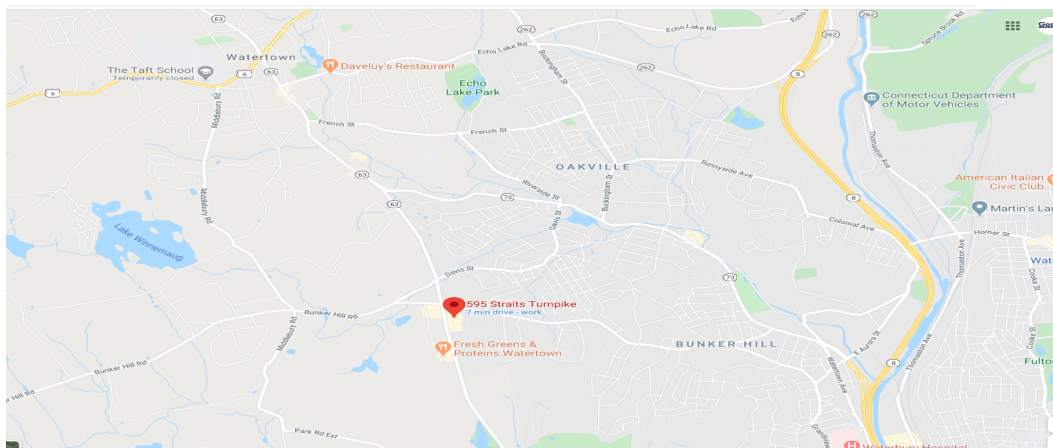
Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	

Mill Rate
Taxes

TERMS

Lease \$30 PSF NNN



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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