

CONTACT: ED GODIN, SIOR

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FOR LEASE



***184 Commercial Street
Watertown, CT 06795***

**Freestanding 12,500 S/F Industrial Building
Great High Traffic Location Minutes From Highways
Ideal For Manufacturing or Assembly Operations
Heavy Power with Good Parking and Loading
Lease Rate: \$5.75 NNN**

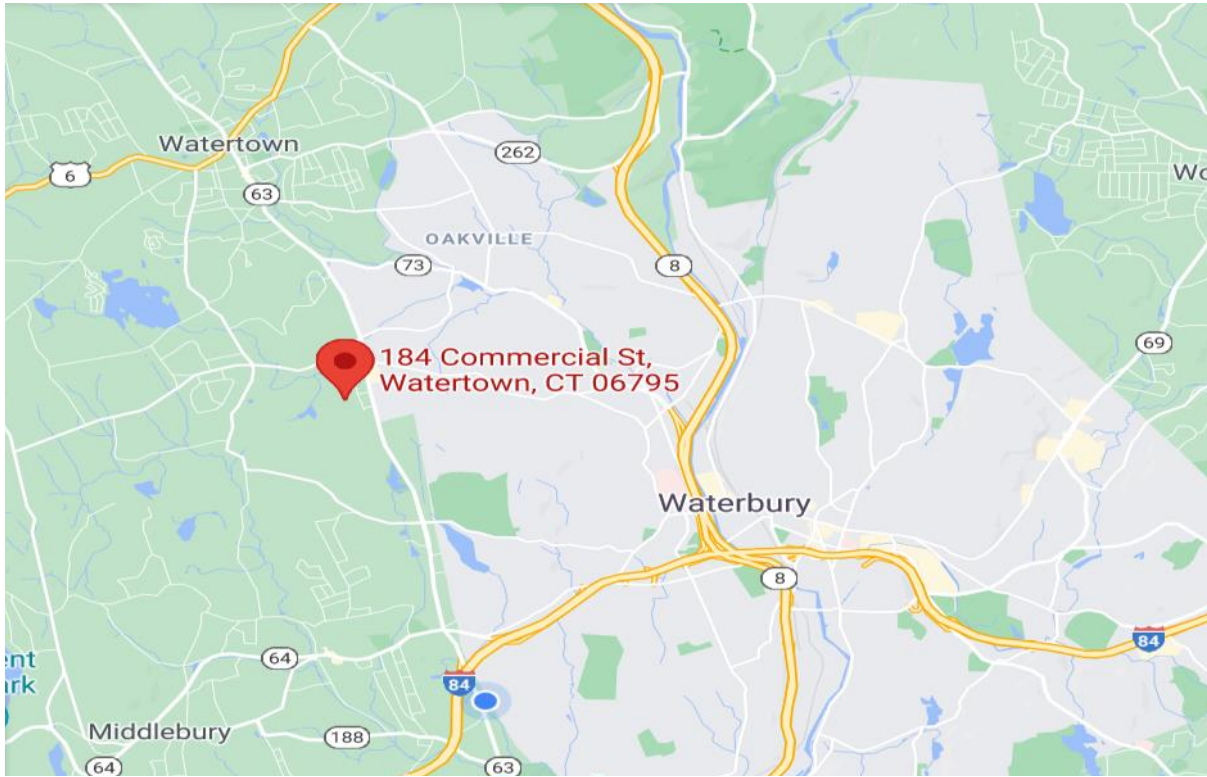


PROPERTY DATA FORM

PROPERTY ADDRESS	184 Commercial Street
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,500	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes / Wet
Avail S/F	12,500	Type of Heat	Gas - Hot Air
Column Space		OTHER	
Office space	1,000	Acres	2.51
Ext. Construction	Masonry	Zoning	Industrial
Roof	Rubber	Parking	20 +/-
Ceiling height	9' 6"	State Rte. distance to	I-84 - 3
Total/ avail docks	1		Rt 8- 3
Total overhead doors	1	TAXES	
Date Built	1961	Assessment	Total Properties /Both Buildings \$690,200.00
UTILITIES		Appraisal	\$986,000.00
	Tenant /Buyer to Verify	Mill Rate	33.59
Sewer	Yes	Taxes	\$13,446 (184 portion)
Water	Yes	TERMS	
Gas	EverSource	Lease	\$5.75 PSF NNN
Electric	2,000 Amps		
	120 / 208v 3 Phase		





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