

Godin  **Property
Brokers, LLC**



Commercial / Industrial

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE

*40 Callender Road
Watertown, CT 06795*



1,264 S/F Shop Space

Clean Space with 2 Offices/ Private Bath/ Shower

16' Ceilings, Ample Parking

Loading Dock & Drive-in Door Access

Ideal for Contractors or Small Warehouse Facility

Lease Asking: \$1,500 Month + 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	40 Callender Road
CITY, STATE	Watertown, CT 06795

BUILDING INFO

Total S/F	45,924 S/F
Number of floors	1
Avail S/F	1,264
Office Space	
Ceiling Height	15.5' & 16.5 '
Ext. Construction	Stone / Stucco
Avail drive in door	1
Avail loading dock	1
Roof	New 2015
Date Built	1979 - 2015 Renovations

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	1,600 Amps 480 volts / 3 phase

MECHANICAL EQUIP.

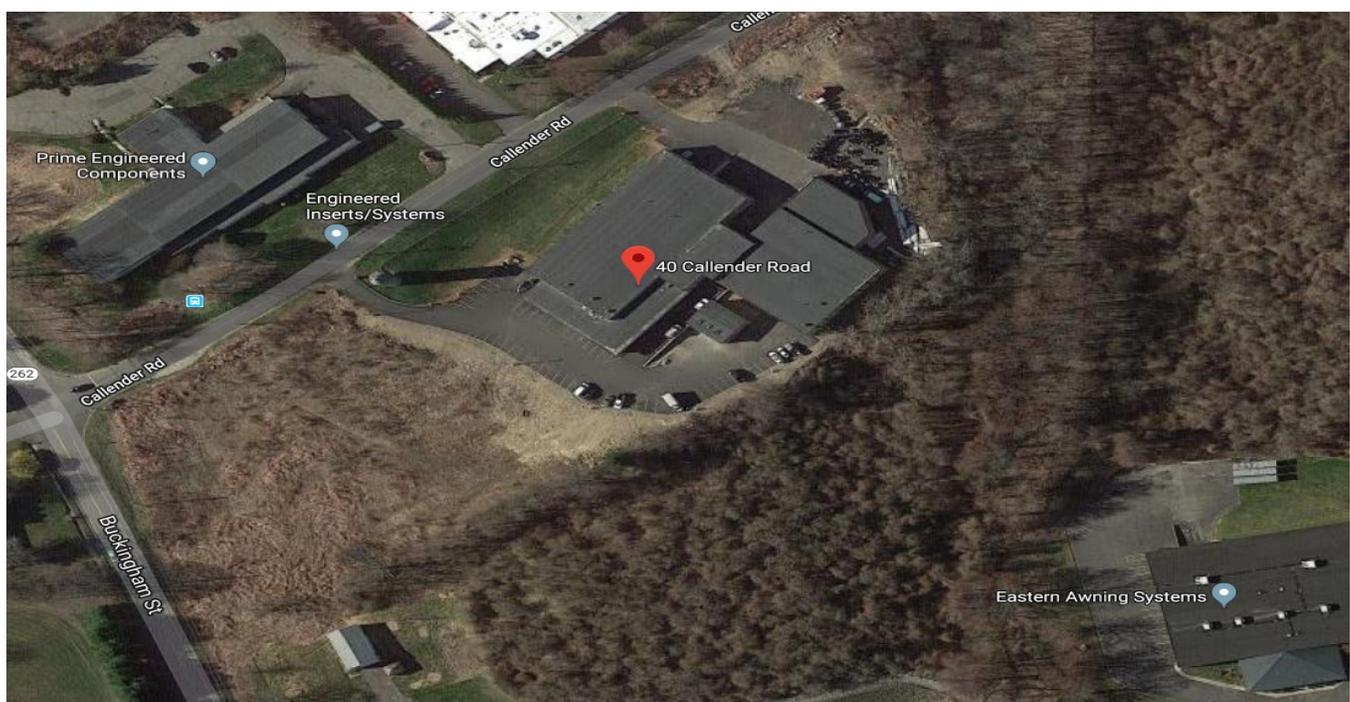
Air Conditioning	Office
Sprinkler / Type	Yes
Type of Heat	Gas
OTHER	
Acres	8.35
Zoning	Industrial
Parking	Ample
State Route / Distance To...	Route 8/ 1 mile

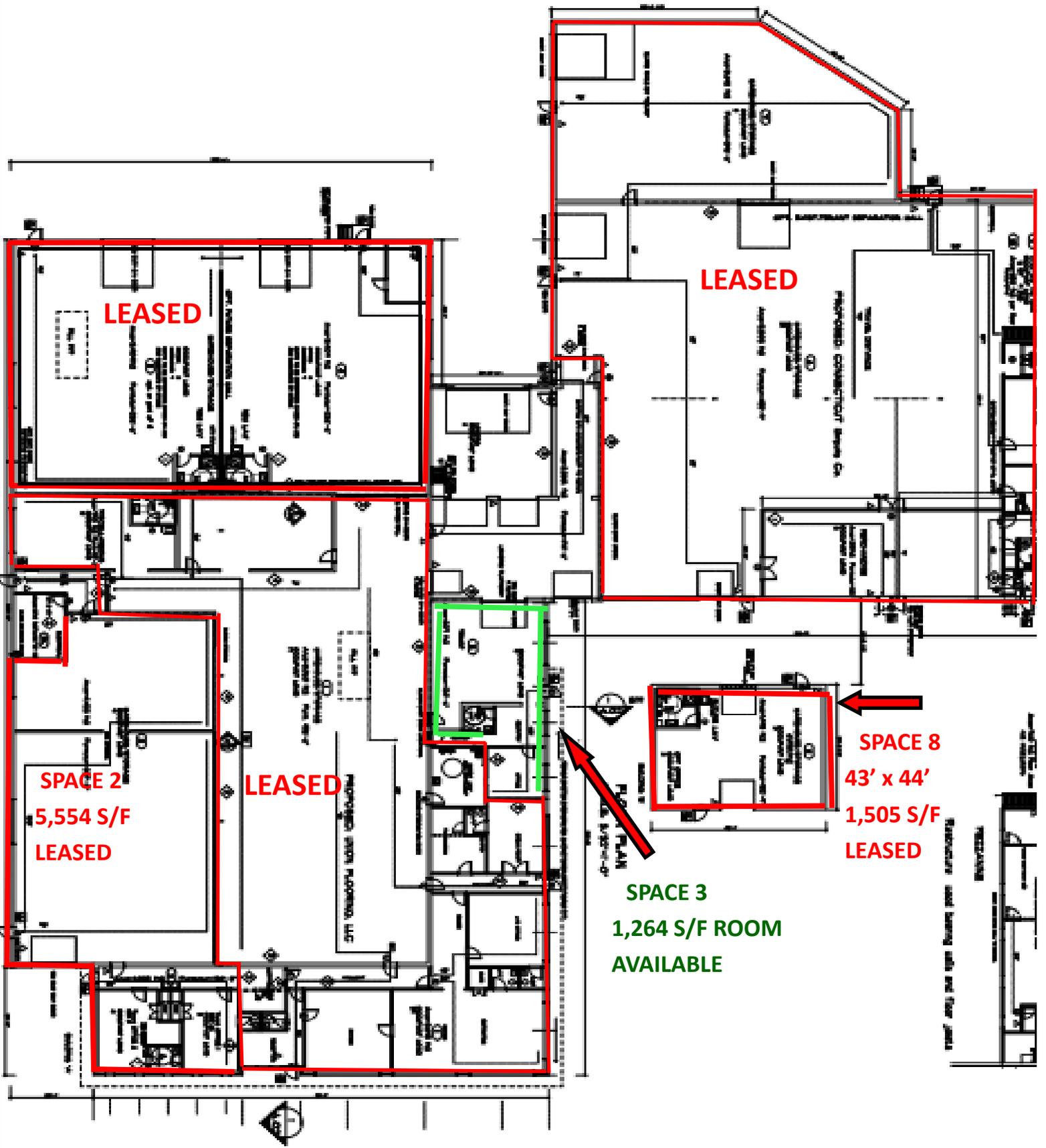
TAXES

Assessment	
Mill Rate	30.89
Taxes	

TERMS

Lease rate:	\$1,500 + Utilities
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LEASED

LEASED

SPACE 2
5,554 S/F
LEASED

LEASED

SPACE 8
43' x 44'
1,505 S/F
LEASED

SPACE 3
1,264 S/F ROOM
AVAILABLE



A.01

PLAN LAYOUT

THE DOVER BENEDICT GROUP LLC
40 CALLENDER ROAD
WATERTOWN, CONNECTICUT

JOSEPH S. ALICATA
ARCHITECT
154 BRIDGE ROAD
PO BOX 101
E HARTLAND, CT 06027
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