

FOR LEASE

*56 New Wood Road
Watertown, CT 06795*



+/- 2,200 S/F Available
+/- 700 S/F second floor office or storage area
Large overhead drive- in door
High Profile Location just off Route 63
**Excellent Access and Exposure for many Automotive/
Wholesale/Retail and or Industrial Type Uses**

Lease: \$10.00 PSF Gross + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		56 New Wood Road	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,700	Air Conditioning	Yes/ Significant A/C Tonnage
Number of Floors	2 (Partial)	Sprinkler / Type	No
Avail. S/F	2,200	Type of Heat	Gas/ Oil
Total Office Space	700 S/F 2nd floor office or storage	TAXES	
Avail. Docks		Assessment	\$ 481,400
Ext. Construction	Masonry	Mill Rate	29.12
Avail. Overhead Doors	1	Taxes	14,018.37
Ceiling Height	18'	OTHER	
Roof	Rubber	Total Acres	1.2
Date Built	1957/ Remolded 1990	Zoning	IR80
UTILITIES		Parking	Ample 30 +/-
Sewer	Yes	State Route / Distance To...	Route 8 I84
Water	Yes	TERMS	
Gas	Yes	Rate	3-5 years \$10.00 PSF Gross + utilities
Electrical	1200 amp		



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.

