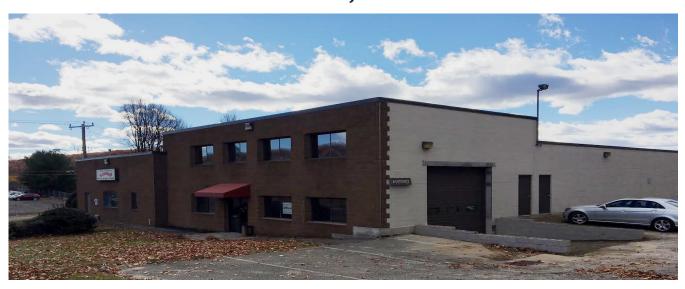


## **CONTACT: ED GODIN**

E-mail: Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

## 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

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 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		_
Gas	Yes	TERMS	3-5 years
Electrical	1200 amp	Rate	\$10.00 PSF Gross + utilities





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