

# FOR LEASE

*20 McLennan Drive  
Watertown, CT*



- 11,000 SF Freestanding Manufacturing Facility on .65 acres
- Suitable for many manufacturing or warehouse needs
- Great Suburban location minutes to Route 8 highway
- All municipal utilities- Newer roof
- Significant power with air and electric lines throughout

**Lease rate: \$4.75 NNN**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 20 McLennan Drive

**CITY, STATE** Watertown, CT 06795

**BUILDING INFO** **MECHANICAL EQUIP.**

Total square feet	11.000 SF	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail/ square feet	11,000	Type of Heat	Oil/ gas available

**OTHER**

Will subdivide to	11,000	Zoning	IG80
Office space	600	Parking	+/- 10
Column space	Clear	State Route / Distance To...	Route 8/ .5 miles

**TAXES**

Total/ avail docks	1	Assessment	\$270,400.00
Total/ avail s/f mezz.	200	Mill Rate	33.59
Ext construction	Masonry	Current taxes	\$9,082.74
Ceiling height	13' + 15'		
Roof	+/-5 years rubber		

Date built 1967

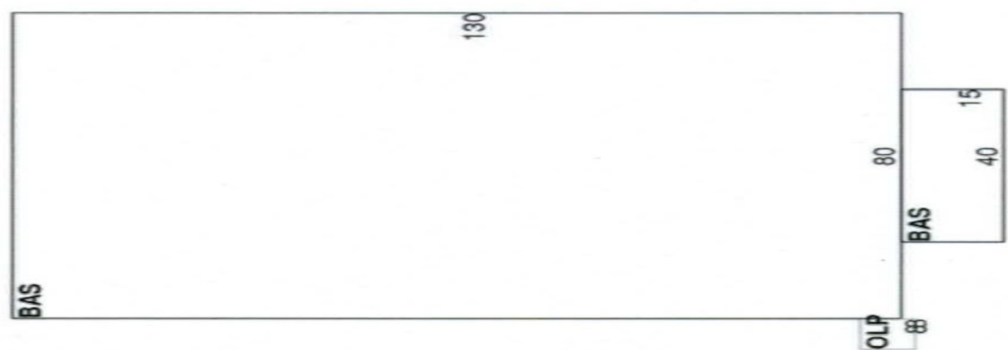
**UTILITIES** **Term**

Sewer	City	Lease rate	\$4.75NNN
Water	City	Sale price	Option or Right of Refusal Possible

Gas Yankee Gas

Electrical 400 Amps

Amps-Volts- Phase 120 volt 3 phase



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