

## **CONTACT: BRIAN GODIN**

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

## FOR LEASE

411-427 North Main St Naugatuck, CT 06770



Retail / Office Space 2 Spaces: 1,430 & 750 S/F Can be combined to 2,180 S/F Previous Restaurant Full Basement for Storage

Visible location on busy North Main Street Immediate Route 8 access

Lease Rate: \$12 PSF Gross + Utilities

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PROPERTY ADDRESS	411—427 North Ma	411—427 North Main Street			
CITY, STATE	Naugatuck, CT 06770				
	1				
BUILDING INFO		MECHANICAL EQUIP			
Total S/F	8,007 +/- s/f	Air conditioning	No		
Number of floors	1 + basement	Sprinkler / type			
Avail S/F	2,180 S/F	Type of heat	TBD		
Exterior construction	Block	OTHER			
Roof	New	Total acres	0.36		
UTILITIES		Zoning			
Sewer	City	Parking			
Water	City	Interstate / distance to	terstate / distance to		
Gas	Yes	State Route / distance to			
Electrical	New 100 amp	TERMS			
		Lease rate	\$12 PSF		
			Gross + utilities		

## **COMMENTS:**

Retail / Office Space Visible location on busy North Main Street Spaces range from 750 s/f - 2,180 s/f Full basement for storage

411-425 North Main Street, Naugatuck

425	423	419 417	415	413	411
1,430 s/f	750 s/f	LEASED LEASE	760 s/f	690 s/f	
Available	Available		Leased	Leased	Leased

**NORTH MAIN STREET** 





