

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

PROPERTY DATA FORM			
PROPERTY ADDRESS	411—427 North Main Street		
CITY, STATE	Naugatuck, CT 06770		
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	
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



