

FOR LEASE

*40 Callender Road
Watertown, CT 06795*



7,110 S/F Industrial Space
Sub dividable Into 3,550 S/F Suites
500 S/F Office Space (two rooms)
Recently remodeled:
New Heat, New Restrooms, New Oversized Doors
Drive in access and loading dock
One mile from Route 8
Ideal for contractors, warehouse or manufacturing facility
Lease: \$8.00 PSF + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	40 Callender Road
CITY, STATE	Watertown, CT 06795

BUILDING INFO

Total S/F	45,924 S/F
Number of floors	1
Avail S/F	3,550 S/F x 2
Office Space	500
Ceiling Height	15.5' & 16.5 '
Ext. Construction	Stone / Stucco
Avail drive in door	1
Avail loading dock	1
Roof	New 2015
Date Built	1979 - 2015 Renovations

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	1,600 Amps 480 volts / 3 phase

MECHANICAL EQUIP.

Air Conditioning	Office
Sprinkler / Type	Yes
Type of Heat	Gas
Acres	8.35
Zoning	Industrial
Parking	Ample
State Route / Distance To...	Route 8/ 1 mile

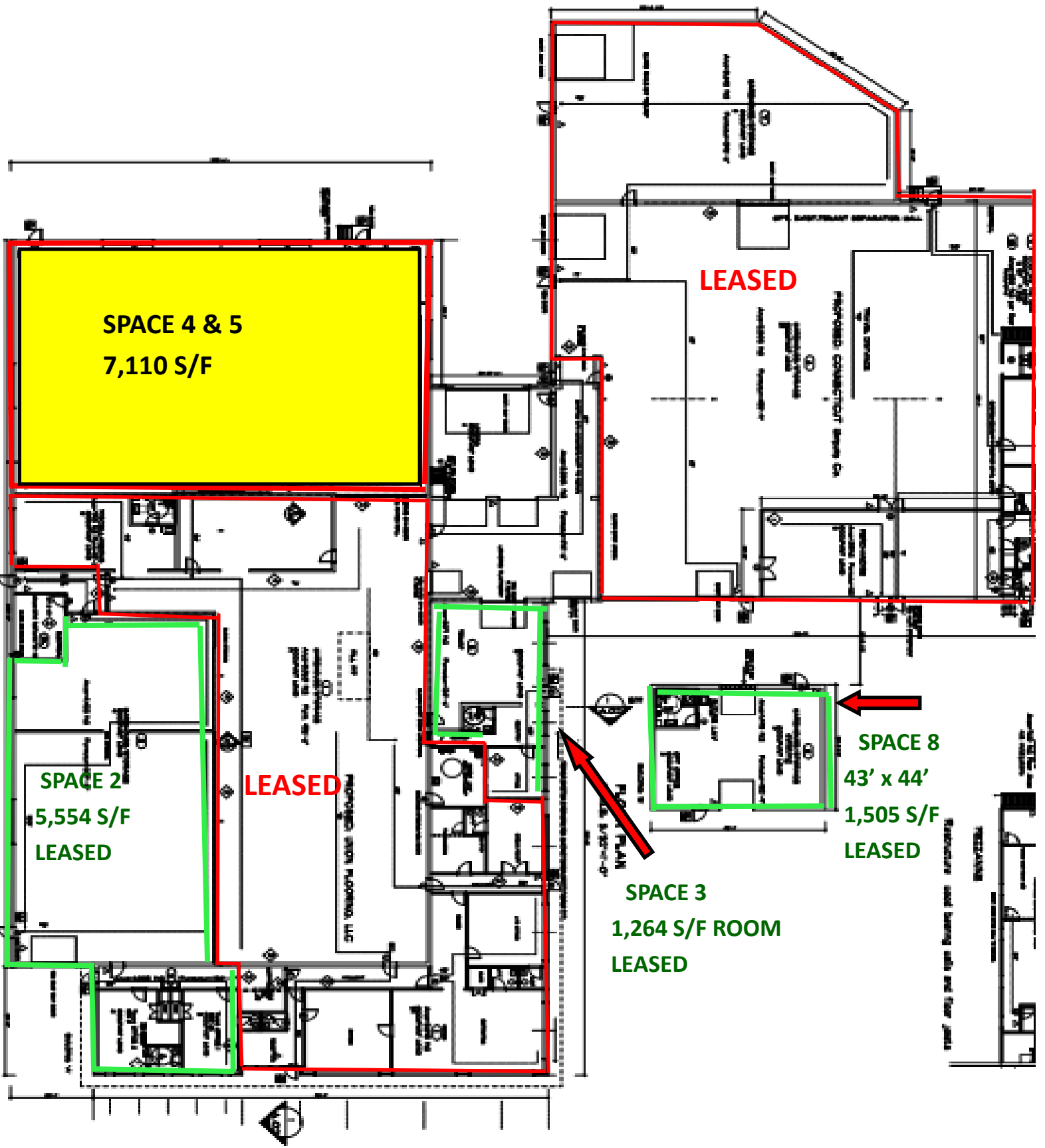
OTHER

TAXES

Assessment	
Mill Rate	30.89
Taxes	

TERMS

Lease rate:	\$8.00 + utilities
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SPACE 4 & 5
7,110 S/F

LEASED

SPACE 2
5,554 S/F
LEASED

LEASED

SPACE 8
43' x 44'
1,505 S/F
LEASED

SPACE 3
1,264 S/F ROOM
LEASED



A.01

PLAN LAYOUT

THE DOVER BENEDICT GROUP LLC
40 CALLENDER ROAD
WATERTOWN, CONNECTICUT

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