

## FOR LEASE



*595 Straits Turnpike  
Watertown, CT 06795*

### Areas Premiere Retail Opportunity

**4,320 S/F of Storefront Space can be Split into 3 Store Fronts  
Including 12,500 Lower Level Storage/ Retail Space  
Come join Dollar Tree and Ace Hardware**

**\$21.00 PSF NNN - Storefront Main Level**

**\$8.00 PSF NNN Lower Level**

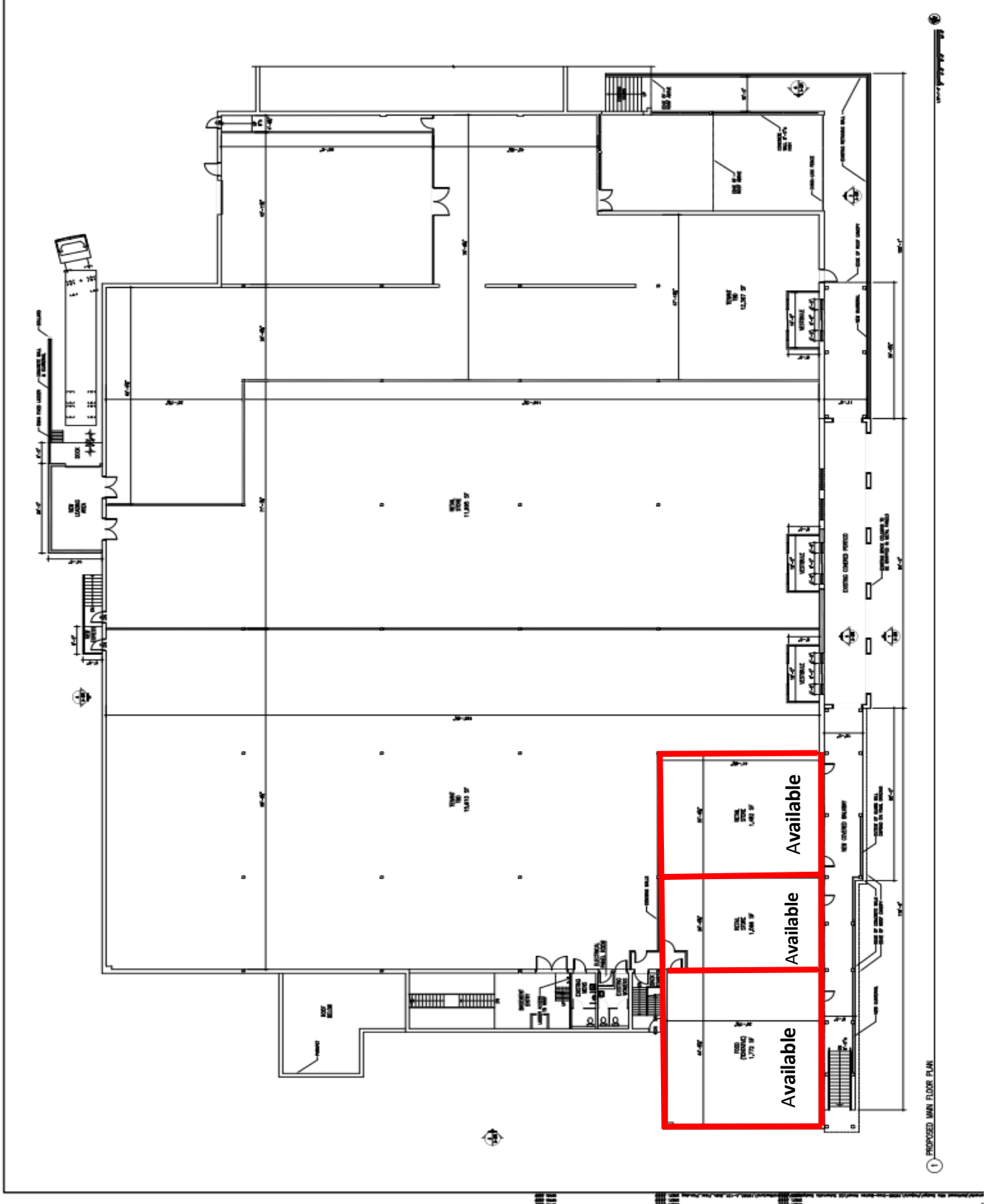
**CREW DESIGN**  
ARCHITECTURAL DESIGN  
241 Main Street, Suite 200  
Newbury, CT 06858  
Tel: 860.382.8100  
Fax: 860.382.8101



NOT FOR  
CONSTRUCTION  
REVIEW AND  
APPROVAL

FOR ASSOCIATES  
OF STANTEC, LLC  
1000 Main Street, Suite 200  
Newbury, CT 06858  
Tel: 860.382.8100  
Fax: 860.382.8101

REPRESENTATIVE OF  
THE ARCHITECT  
FOR THESE PLANS



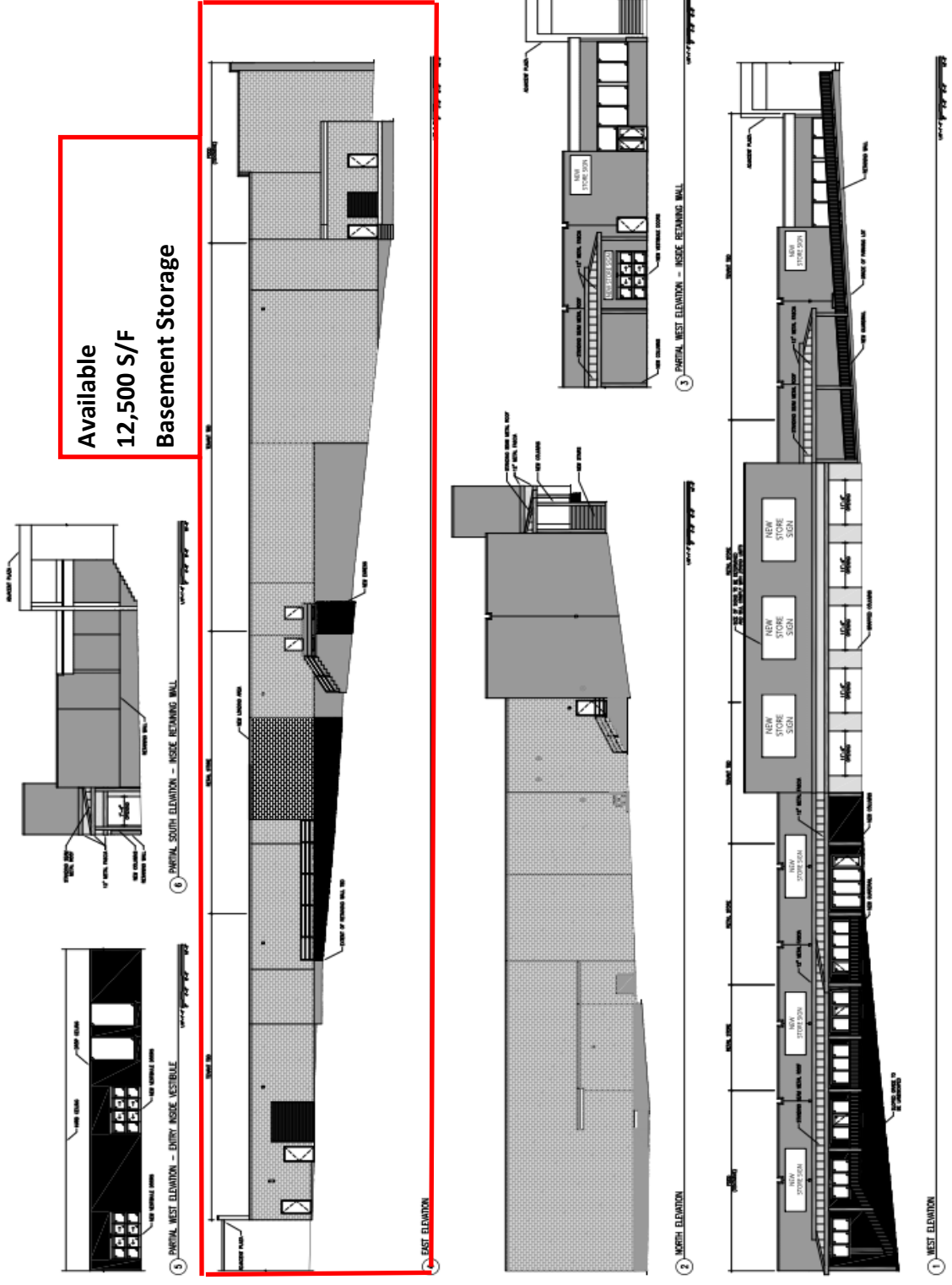
1 PROPOSED MAIN FLOOR PLAN

CONTACT: MICHAEL GRIEDER  
E-mail: mgrieder.gpb@gmail.com  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100

**EXTERIOR FINISH LEGEND**

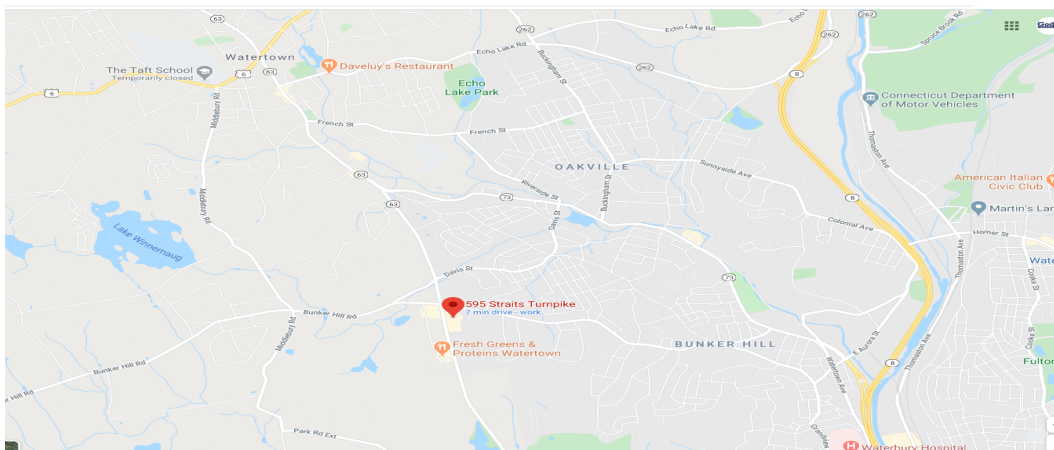
[Pattern]	CONCRETE
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[Pattern]	GRANITE
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[Pattern]	PERFORATED METAL
[Pattern]	SMOOTH METAL
[Pattern]	WOOD

**Available  
 12,500 S/F  
 Basement Storage**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>595 Straits Turnpike</b>	
<b>CITY, STATE</b>		<b>Watertown, CT 06795</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	60,000	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	
Avail S/F	4,320 / 12,500 (LL)	Type of Heat	Gas
Ext. Construction	Stucco/ Masonry	<b>OTHER</b>	
Ceiling Height	14'	Acres	4.94
Roof	Flat	Zoning	Shopping Mall
Date Built	1969	Parking	Ample
		State Route / Distance To...	.5/10 to I-84
		<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		<b>TERMS</b>	
		Lease	
		\$21 PSF NNN Main Level	
		\$8 PSF NNN	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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