

CONTACT: ED GODIN, SIOR

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Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE/LEASE



**58 Commercial Street
Watertown, CT 06795**

25,498 S/F on 2.81 Acres

Modern Freestanding Manufacturing Building

Great Exposure on High Traffic Street

Main level (20,498 S/F) Fully Air Conditioned

Lower level (5,000 S/F) Drive in Doors & Freight Elevator

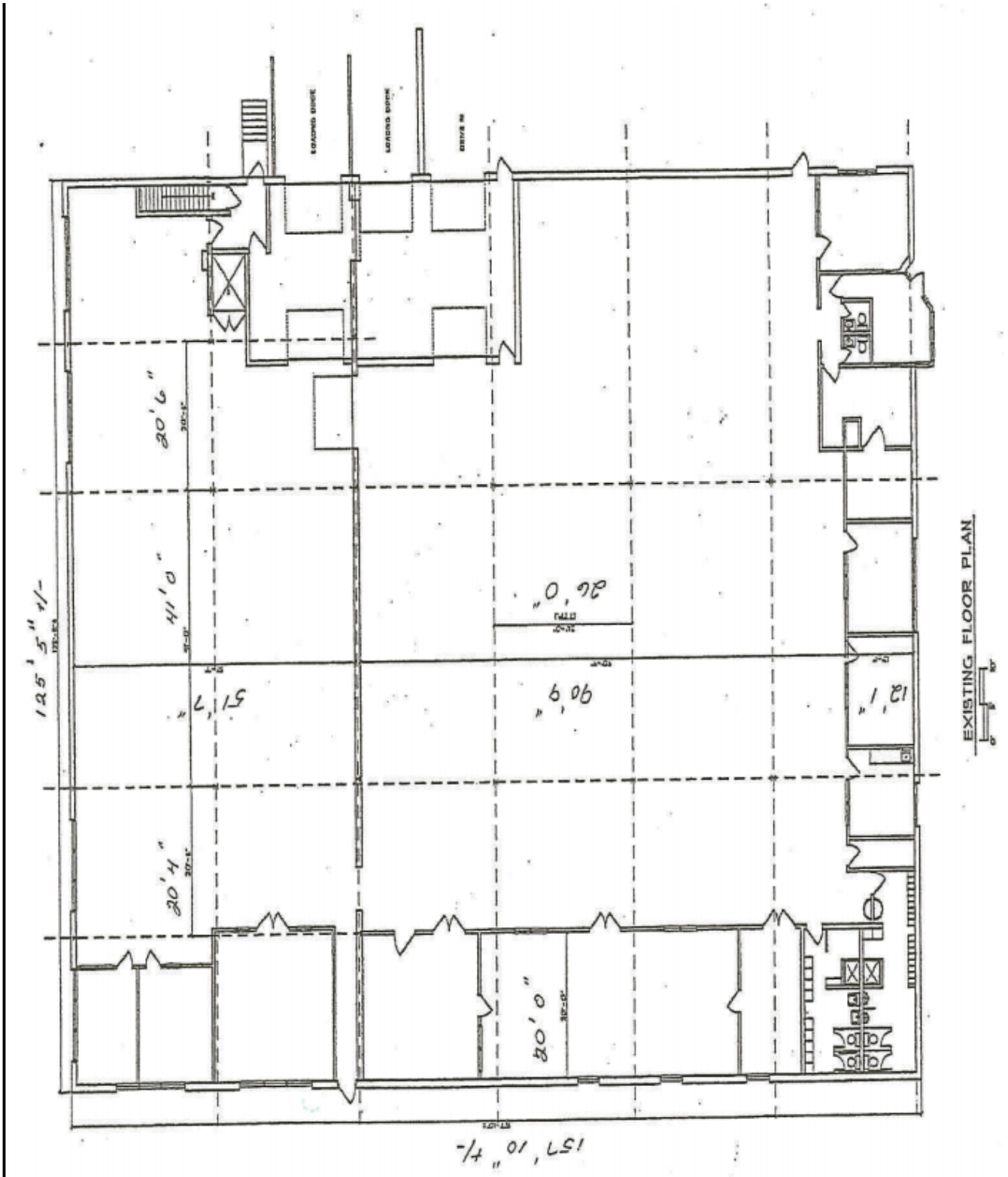
Heavy electrical with Buss Bar and air lines throughout

2 docks / 4 drive-in doors / Large Parking Area

Offered at: \$1,795,000.00

Lease rate: \$5.75 NNN





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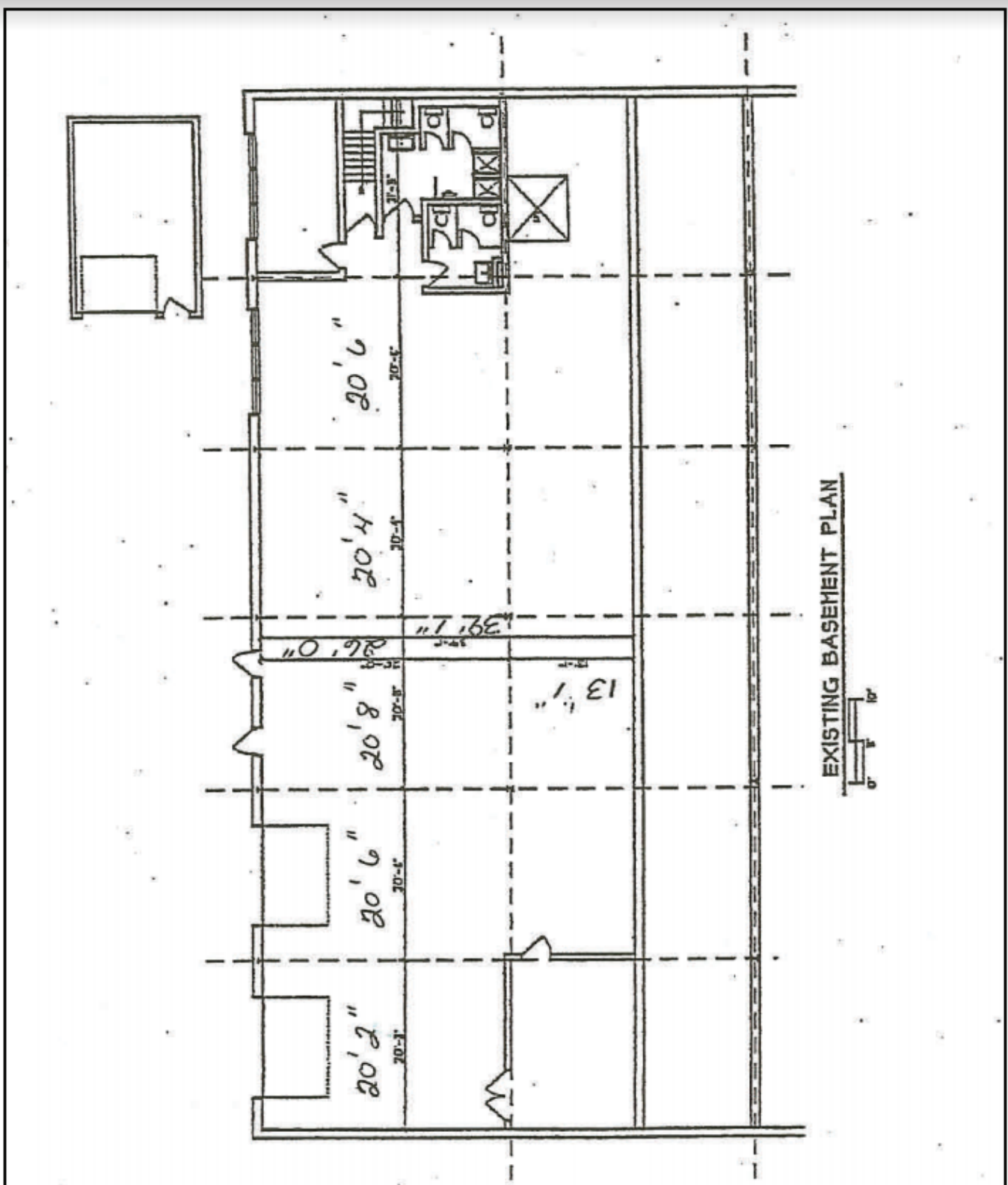


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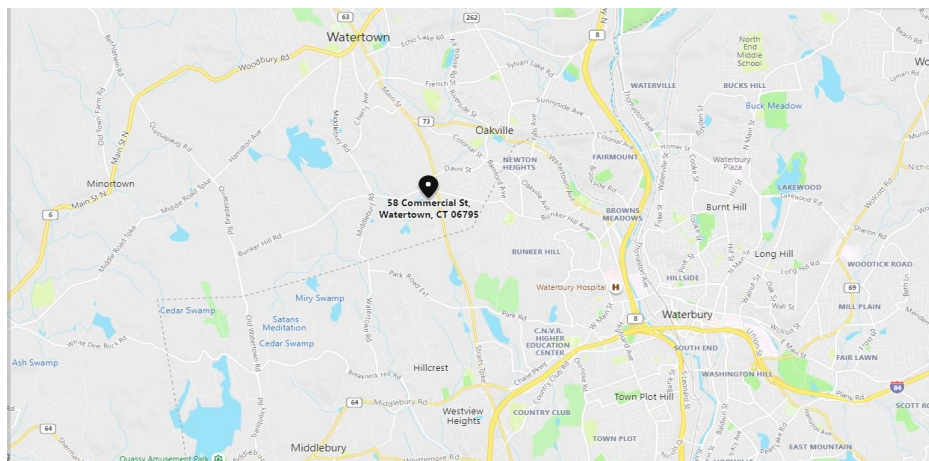
★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		58 Commercial Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	25,498	Air Conditioning	Full
Main Level	20,498 S/F	Sprinkler / Type	No
Lower Level	5,000 S/F	Type of Heat	Gas
Office Space	+/- 2,000 S/F	OTHER	
Available Overhead Doors	4	Acres	2.81
Available docks	2	Zoning	IR-80
Ext. Construction	Masonry	Parking	43+/-
Ceiling Height	12' 4" Main Level	Distance To...	184 - 2 miles
	14' Lower Level	TAXES	
Roof	New Rubber EPDM	Assessment	\$796,400.00
Date Built	1978/ addition 1983	Appraisal	\$1,137,700.00
UTILITIES	Tenant/Buyer to Verify	Mill Rate	33.59
Sewer	City	Taxes	\$26,751.08
Water	City	TERMS	
Gas	EverSource	Sale	\$1,795,000.00
Electrical	800 Amps/ 480 Volts	Lease	\$5.75 NNN



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