

FOR LEASE

*1100 Buckingham Street
Unit 2
Watertown, CT 06795*



70,600 S/F Industrial Warehouse Space
Modern Facility Suitable for a Wide Variety of
Warehouse or Manufacturing Operations
Huge Parking Area
Great location - 2 miles from Route 8
3 Loading Docks - 19' Ceilings - Low Operating Expenses
All Municipal Utilities (Water/ Sewer/ Natural Gas)
Lease Rate: \$4.95 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	1100 Buckingham Street Unit 2
CITY, STATE	Watertown, CT 06795

BUILDING INFO

Total S/F	325,000
Number of floors	1
Avail S/F	70,000
Office space	+/- 1,000 S/F
Ext. Construction	Masonry
Available Loading Doors	1
Loading locks	3
Drive in	1
Ceiling Height	19'
Date Built	1970
Roof	Rubber membrane

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	Yes
Type of Heat	Gas
OTHER	
Acres	55
Zoning	IP
Parking	Ample
State Route / Distance To...	RTE 8 /2 Miles

UTILITIES

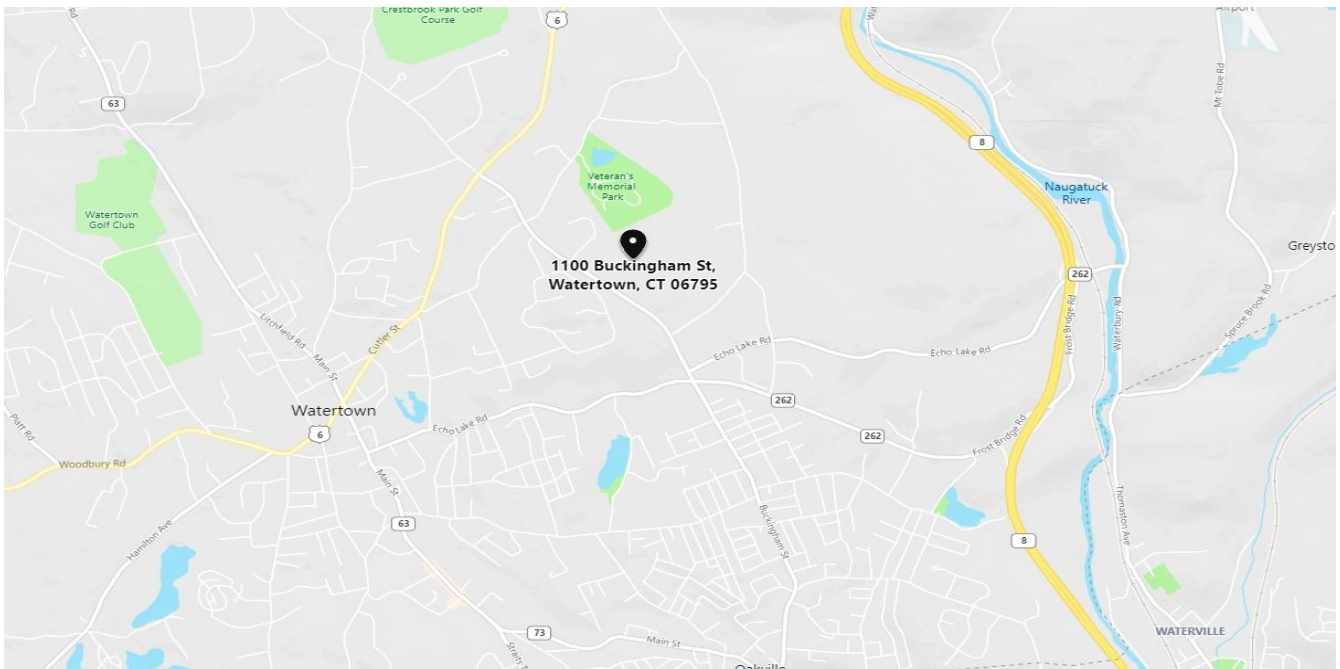
Sewer	Yes
Water	Yes
Gas	EverSource
Electrical	600 Amps - 480 V

TAXES

Assessment	
Mill Rate	
Taxes	\$.70 PSF Annually

TERMS

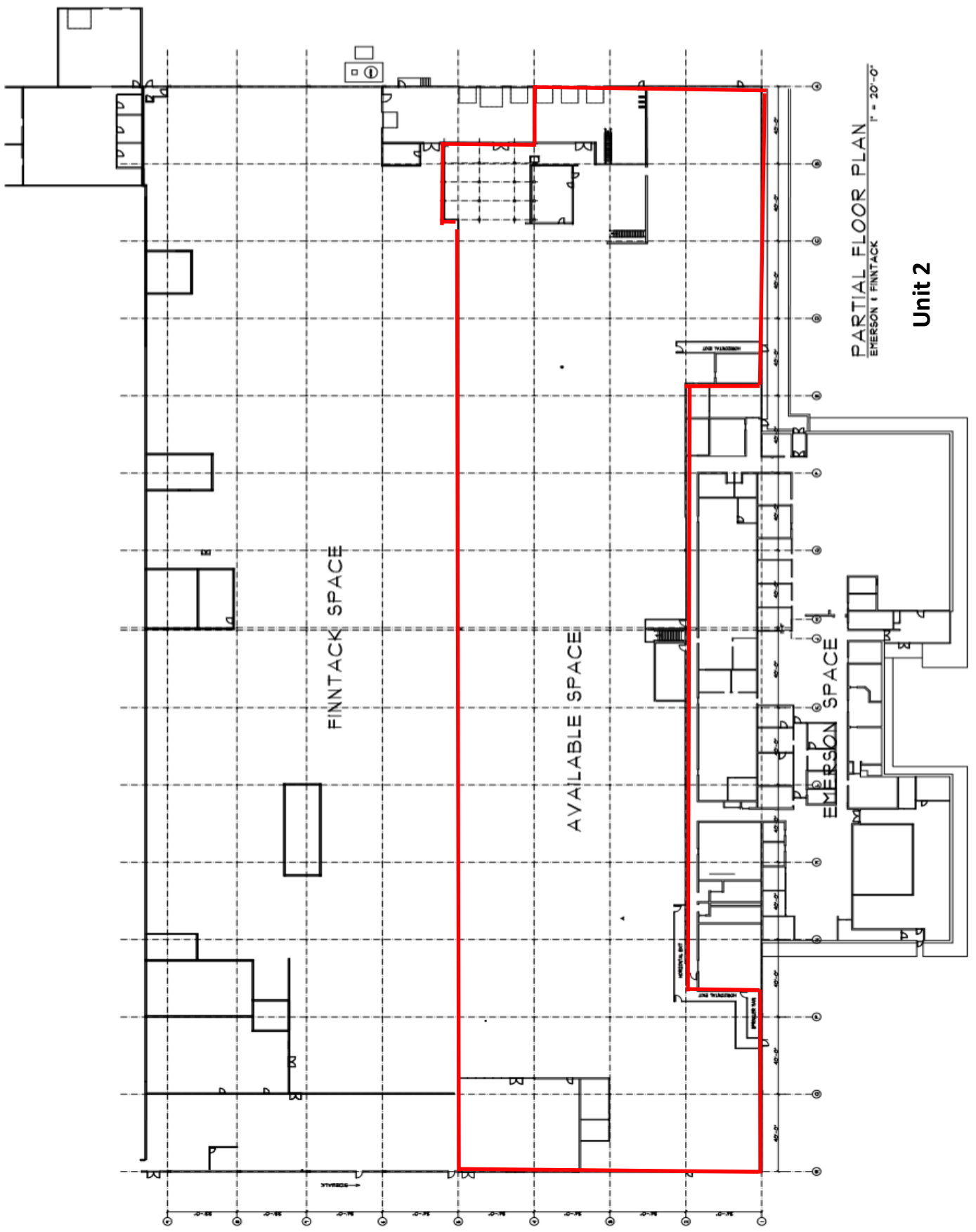
Lease	\$4.95 PSF NNN
NNN = +/-	\$1.00



Unit 2







PARTIAL FLOOR PLAN
EMERSON + FINNTACK
1" = 20'-0"

Unit 2