

# FOR LEASE

*1100 Buckingham Street  
Unit 5  
Watertown, CT 06795*



**41,300 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**

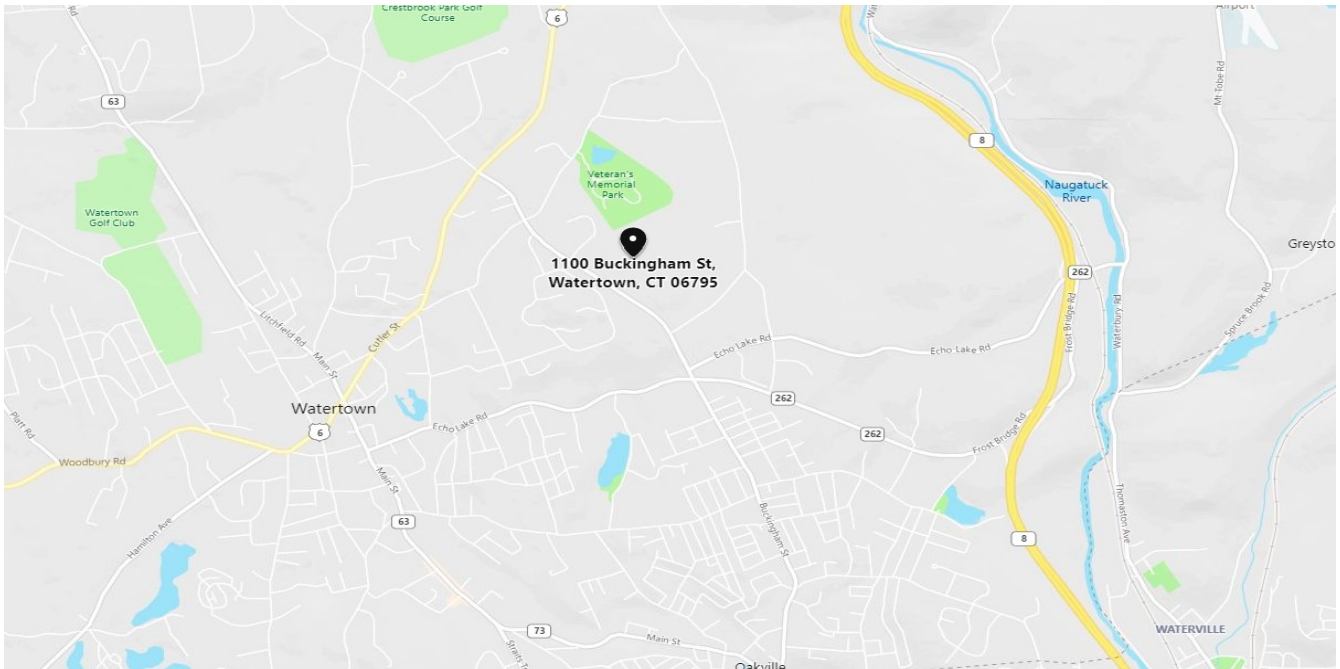
# PROPERTY DATA FORM

PROPERTY ADDRESS	1100 Buckingham Street Unit 5
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	325,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	41,304	Type of Heat	Gas
Office space	+/-2,000 Mezzanine Office	<b>OTHER</b>	
Ext. Construction	Masonry	Acres	55
Available Loading Doors	1	Zoning	IP
Loading locks	3	Parking	Ample
Drive in	1	State Route / Distance To...	RTE 8 /2 Miles
Ceiling Height	19'		
Date Built	1970		
Roof	Rubber membrane	<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	\$ .70 PSF Annually
		<b>TERMS</b>	
		Lease	\$4.95 PSF NNN
		NNN = +/- \$1.00	

## UTILITIES

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





**Unit 5**



