

## CONTACT: ED GODIN

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## 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

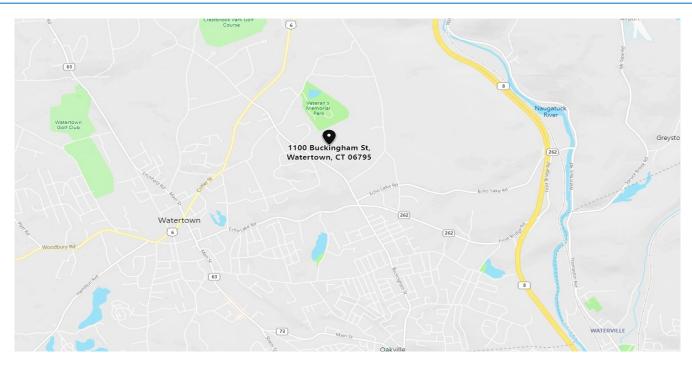
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## PROPERTY DATA FORM

PROPERTY ADDRESS 1100 Buckingham Street Unit 5

CITY, STATE Watertown, CT 06795

<b>BUILDING INFO</b>		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	OTHER	
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	TAXES	
		Assessment	
UTILITIES		Mill Rate	
Sewer	Yes	Taxes	\$.70 PSF Annually
Water	Yes	TERMS	
Gas	EverSource	Lease	\$4.95 PSF NNN
Electrical	600 Amps - 480 V	NNN = +/- \$1.00	







## Unit 5







