



**CONTACT: BRIAN GODIN**

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***120 - 130 South Main Street  
Thomaston, CT 06787***

**3,600 +/- S/F**

**Modern Office/Retail Building**

**Great Location on busy Main Street ( Route 6)**

**Ideal for Retail, Professional and Medical Users**

**Available Spaces:**

**Main Level Retail: 1,600 - 3,600 S/F \$14 PSF Gross + Utilities**

**Upper Level: Executive Suites - No Vacancy**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



**Executive Suites Includes:  
Utilities - WIFI  
No Vacancies**



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Top Floor (15% common areas)		A/C Units	Men's Room	Exit / Stairs
common hallway				
207	206	205	204	203
1000 s/f	400 s/f	400 s/f	500 s/f	575 s/f
LEASED	LEASED	LEASED	LEASED	LEASED
202	201 A-D	475 s/f		
575 s/f	1000 s/f			
LEASED	LEASED	LEASED		
Main Floor		Exit / Stairs		
1C	1B	1A		
4,300 s/f	1,600 s/f	2,000 s/f		
LEASED	Available	Available		

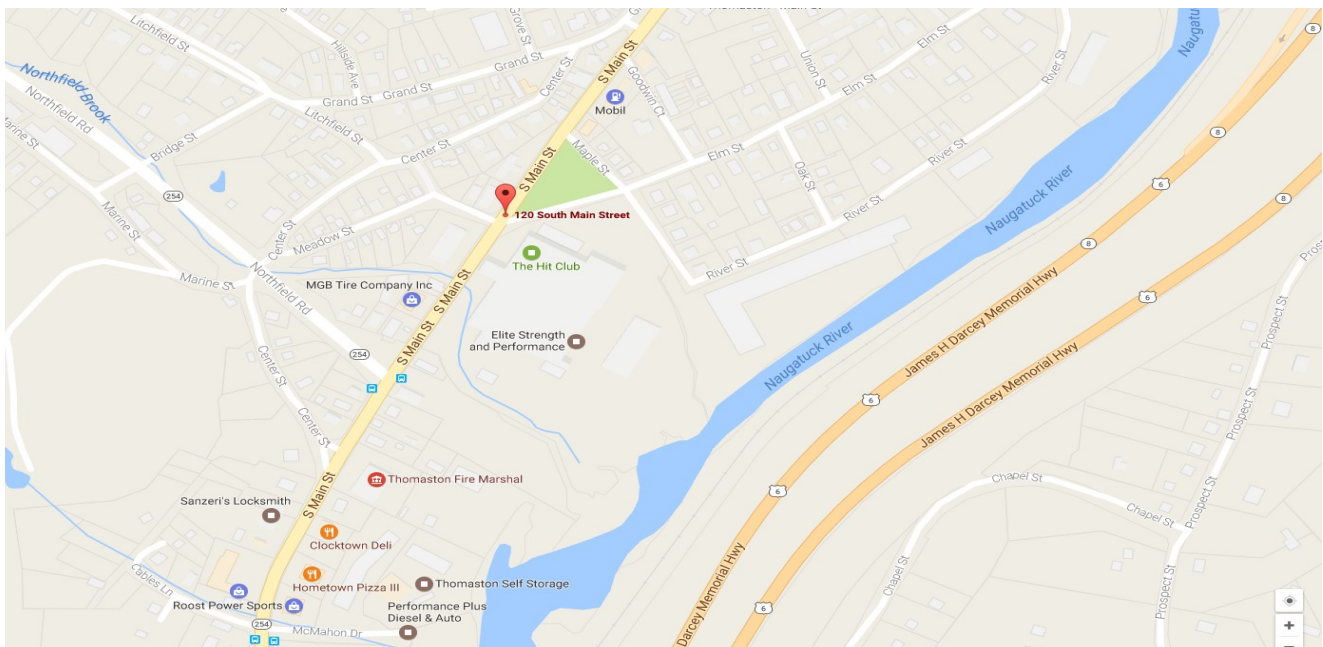
Note: Floor plan not to size



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		120 -130 South Main Street	
<b>CITY, STATE</b>		Thomaston, CT 06787	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total building S/F	12,770	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	3,600 +/-	Type of Heat	Forced hot air
Will subdivide to	250	<b>OTHER</b>	
Office space		Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2018	Zoning	IP
Date Built	1989	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	<b>TERMS</b>	
Electrical	100 Amps	Lease rate	\$14 per S/F Gross
			Main Level

**New roof 2018  
New fire alarm system**



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