

FOR LEASE

*235 East Main St Unit 6
Thomaston, CT*



- 16,000 S/F Warehouse or Manufacturing Space
- 1 Dock and 1 Drive in Door
- 18" Ceilings and Clear Span Construction
- Good Location with Immediate Route 8 Access
- New Roof and Renovations Underway

Low Lease Rate: \$3.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	235 East Main Street Unit 6
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,000	Air Conditioning	No
Number of Floors	1	Sprinkler / Type	
Avail. S/F	16,000	Type of Heat	Gas
Colum space	Clear span	TAXES	
Office space	Possible		
Avail docks	1	Assessment	
Drive in	1	Mill Rate	35.79
Ext. Construction	Masonry + Steel	Taxes	+/- .90
Ceiling Height	18'	OTHER	
Roof	Asphalt	Total Acres	8.8
Date Built	1930	Zoning	Industrial
UTILITIES	Tenant/ Buyer to Verify	Parking	Ample
Sewer	City	Rail spur	Yes
Water	City	State Route / Distance To...	I84 - 8 miles
Gas	Yes		RTE 8 - .1
Electrical	Amps (TBD)	TERMS	
	480 V / 3 phase	Lease Rate	\$3.00 NNN

