

CONTACT: BRIAN GODIN

E-mail: Bgodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

FOR LEASE

411-427 North Main St Naugatuck, CT 06770



1,430 S/F Retail / Office Space Previous Restaurant Full Basement for Storage

Visible location on busy North Main Street Immediate Route 8 access

Lease Rate: \$12 PSF Gross + Utilities

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.

PROPERTY ADDRESS	411—427 North Ma	411—427 North Main Street				
CITY, STATE	Naugatuck, CT 067	Naugatuck, CT 06770				
	1					
BUILDING INFO		MECHANICAL EQUIP				
Total S/F	8,007 +/- s/f	Air conditioning	Central			
Number of floors	1 + basement	Sprinkler / type	No			
Avail S/F	1,430 S/F	Type of heat	Gas Forced Air			
Exterior construction	Block	OTHER				
Roof	New	Total acres	0.36			
UTILITIES		Zoning	Commercial			
Sewer	City	Parking	Ample			
Water	City					
Gas	Yes					
Electrical	New 100 amp	TERMS				
		Lease rate	\$12 PSF			
			Gross + utilities			

COMMENTS:

Retail / Office Space Visible location on busy North Main Street Spaces range from 750 s/f - 2,180 s/f Full basement for storage

411-425 North Main Street, Naugatuck

425	423	419 417	415	413	411
1,430 s/f	750 s/f	LEASED LEASED	760 s/f	690 s/f	
Available	Leased		Leased	Leased	Leased

NORTH MAIN STREET





