

# 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**

PROPERTY DATA FORM			
<b>PROPERTY ADDRESS</b>	411—427 North Main Street		
<b>CITY, STATE</b>	Naugatuck, CT 06770		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
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	<b>OTHER</b>	
Roof	New	Total acres	0.36
<b>UTILITIES</b>		Zoning	Commercial
Sewer	City	Parking	Ample
Water	City		
Gas	Yes		
Electrical	New 100 amp	<b>TERMS</b>	
		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



