

# FOR LEASE

*411-425 North Main St  
Naugatuck, CT 06770*



**2 x Retail / Office Spaces**  
**411 & 413 North Main: 1,890 +/- S/F**  
**425 North Main: 1,430 +/- S/F**  
**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- 425 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:**

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