

## **CONTACT: BRIAN GODIN**

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## 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

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- 425 North Main Street					
CITY, STATE	Naugatuck, CT 06770					
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:**

411 & 413 North Main: 1,890 +/- S/F

425 North Main: 1,430 +/- S/F

## 411-425 North Main Street, Naugatuck

Available 425 1,430 S/F	Leased 423 750 s/f	419 LEASED	417 LEASED	Leased 415 760 s/f	Available 413 690 S/F	Available 411 1,200 S/F
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**NORTH MAIN STREET** 





