

FOR LEASE



**544 Straits Turnpike
Watertown, CT 06795**

**2,900 S/F Former Webster Bank
Prime Retail / Office Location**

**Along well Traveled State RT 63 in Watertown
Pioneer Plaza Anchored by Staples**

Lease rate: \$19 PSF + NNN



Godin Property Brokers, LLC

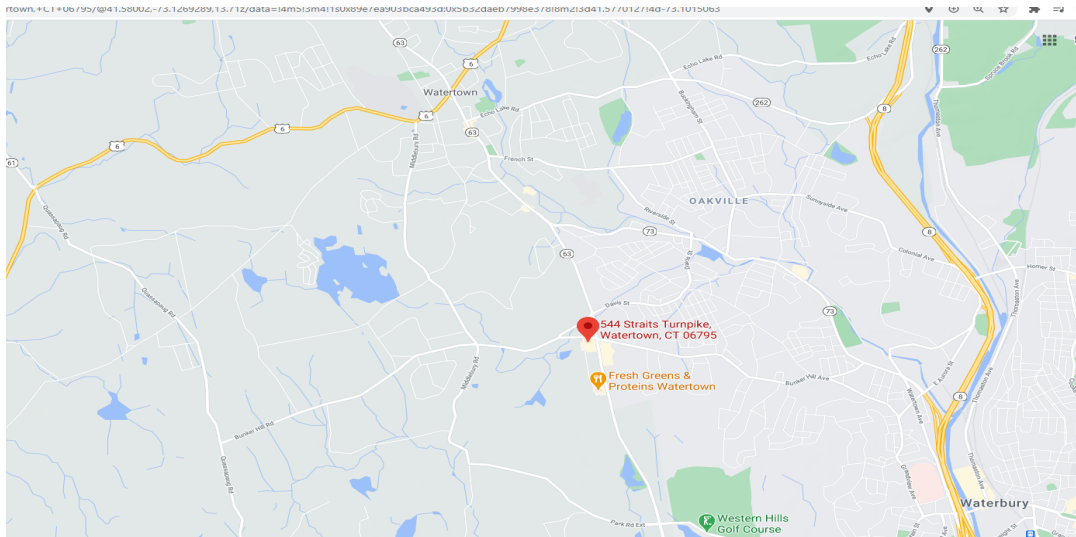
★★★★★ Commercial / Industrial



CONTACT: MICHAEL GRIEDER
E-mail: mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		544 Straits Turnpike	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	31,968	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	2,900	Type of Heat	Gas Forced Hot Air
Ext. Construction	Brick Veneer	OTHER	
Ceiling Height		Acres	3.28
Roof	Tar/ Gravel	Zoning	
Date Built	1985	Parking	Ample
		State Route/ Distance to...	Route 8/84
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Lease	
Water	City	Sub lease	
Gas	EverSource	\$19 PSF + NNN	
Electrical	200 Amps		



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