

CONTACT: ED GODIN
E-mail: Egodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR LEASE



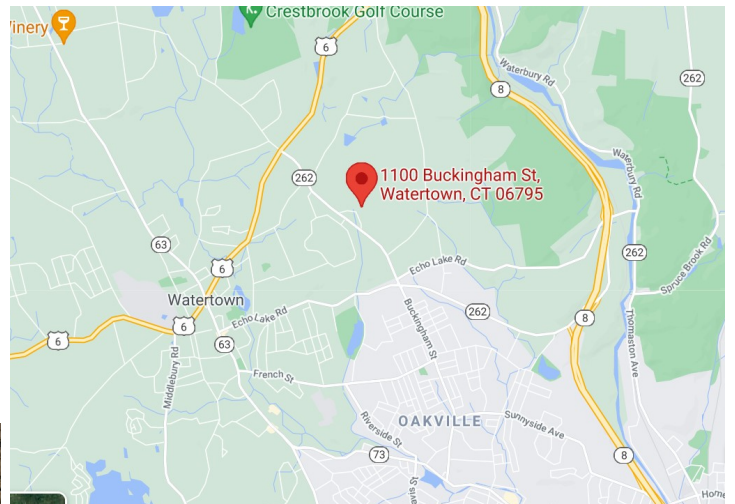
**1100 Buckingham Street
Unit 1 & Unit 2
Watertown, CT 06795**

103,600 S/F (Divisible)
**Ideal for Corporate Offices, Engineering, R+D Operations
with Production or Warehouse**
33,000 S/F Office Area and 70,600 S/F High Bay Space
3 Loading Docks - 19' Ceilings - Low Operating Expenses
Lease Rate: \$6.25 PSF NNN





**Great Park like location - 2 miles from Route 8
Owner will Divide - Huge Parking Area
All Municipal Utilities (Water/ Sewer/ Natural Gas)**



PROPERTY DATA FORM

PROPERTY ADDRESS	1100 Buckingham Street Unit 1 & Unit 2
CITY, STATE	Watertown, CT 06795

BUILDING INFO	MECHANICAL EQUIP.
---------------	-------------------

Total S/F	325,000	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes - Wet
Avail S/F	103,600	Type of Heat	Gas
Office space	33,000 +/-	OTHER	
Ext. Construction	Masonry	Acres	55
Available Loading Doors		Zoning	IP
Loading locks	3	Parking	Ample
Drive in	1	State Route / Distance To...	RTE 8 / 2 Miles
Ceiling Height	19'		
Date Built	1970		
Roof	Rubber membrane	TAXES	

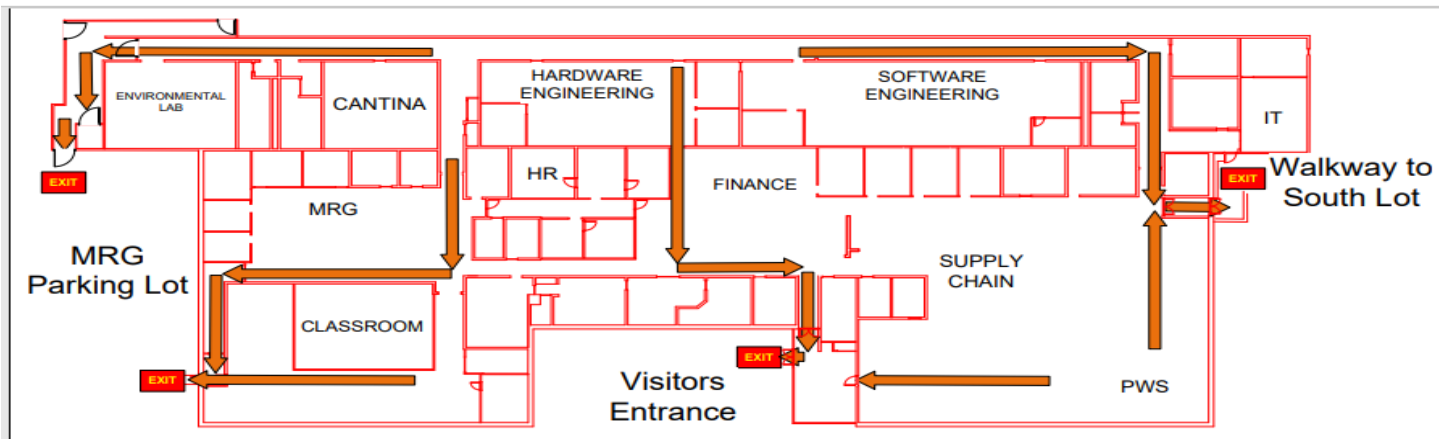
UTILITIES

Sewer	Yes
Water	Yes
Gas	EverSource
Electrical	400 & 600 Amps - 480 V

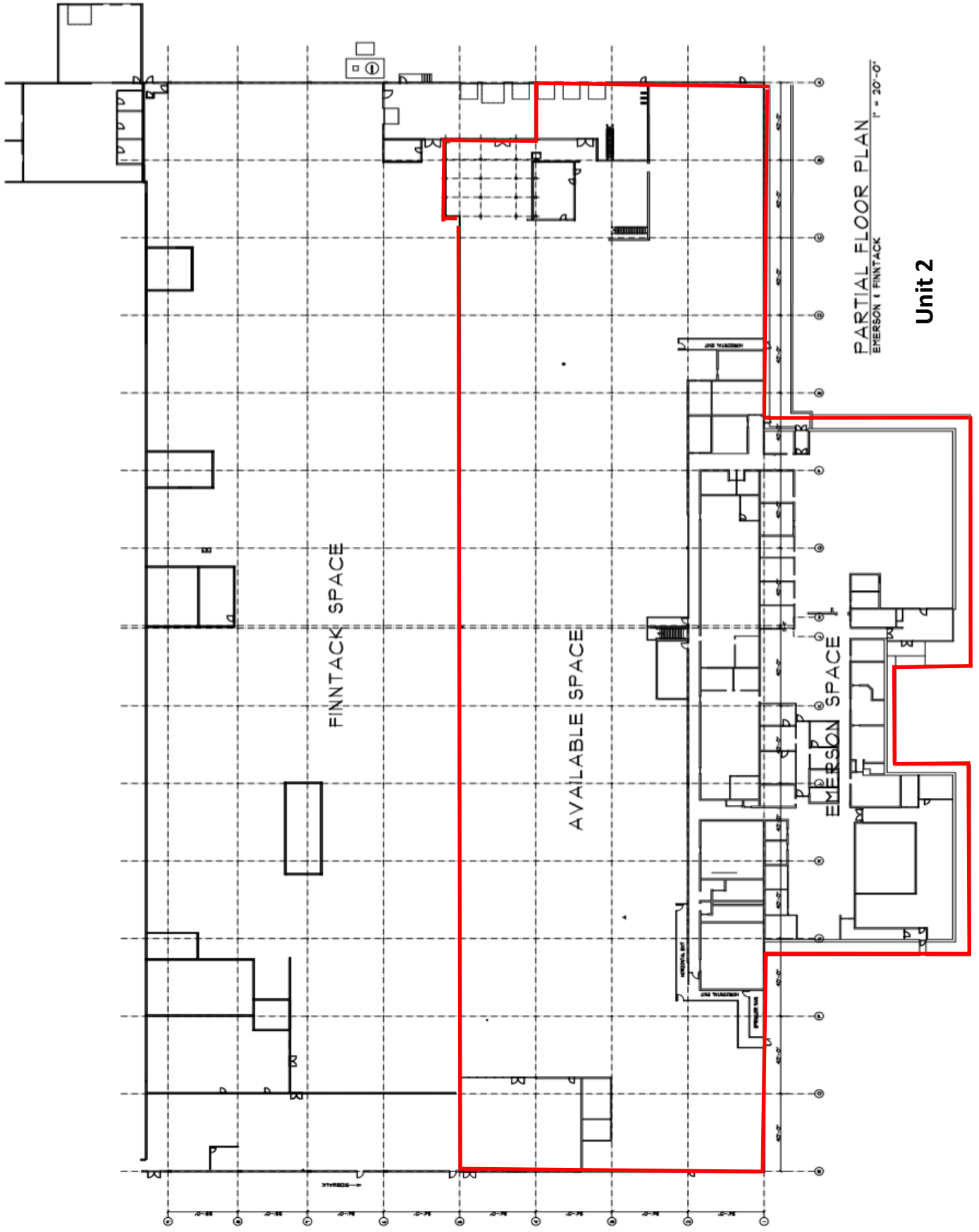
TERMS

Assessment	Mill Rate	
Taxes		\$.70 PSF Annually
Lease		\$6.25 PSF NNN
	NNN = +/- \$1.16	

Divisible to: Unit 1 - 33,000 S/F Office \$7.95 NNN
 Unit 2 - 70,600 Warehouse \$4.95 NNN







PARTIAL FLOOR PLAN
EMERSON 1 FINNTACK
1" = 20'-0"

Unit 2