

# FOR LEASE

*Litchfield County Professional Park  
31 River Street  
Thomaston, CT 06787*



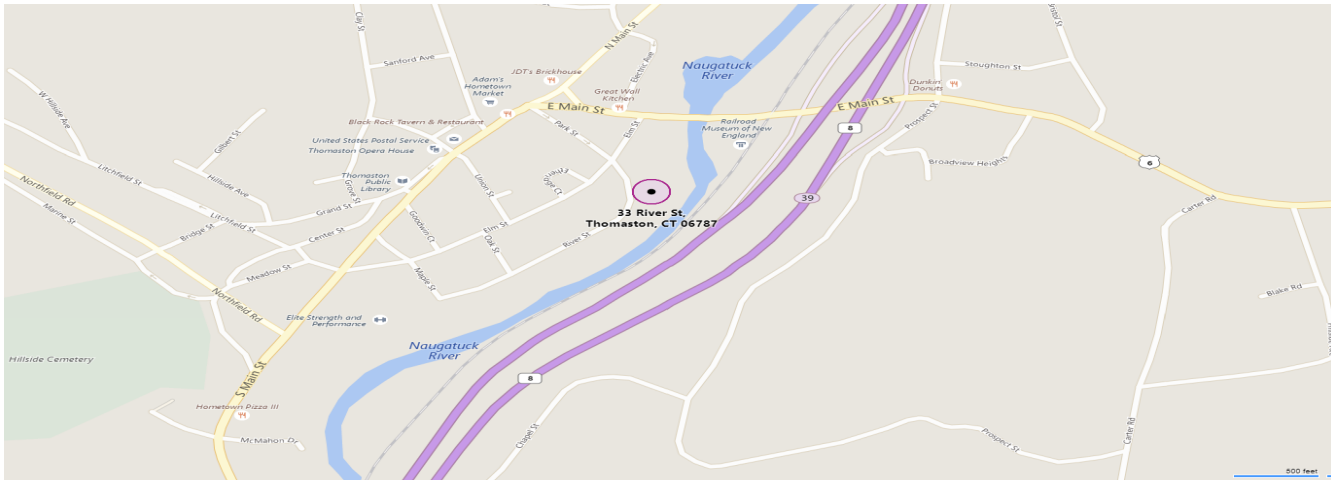
**2,500 S/F Industrial/ Retail Space**  
**20' High Bay Ceilings**  
**Warehouse or Manufacturing**  
**500 +/- S/F Office with air conditioner**  
**Oversized Drive-Door (14')**  
**Easy Route 8 Access**  
**Close Proximity to Main Street Retail**  
**Lease Rate: \$9.00 PSF Gross**

# PROPERTY DATA FORM

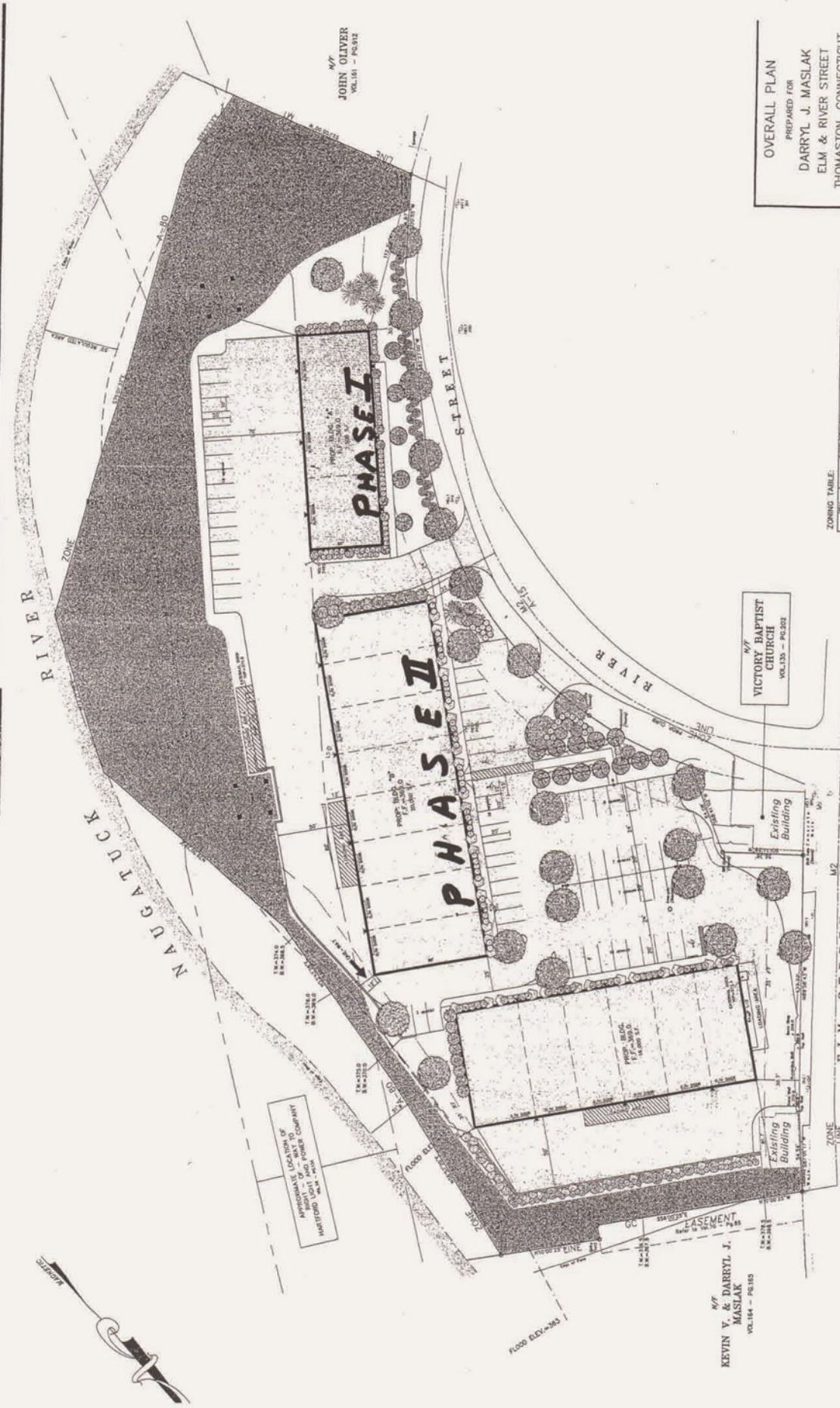
PROPERTY ADDRESS	31 River Street
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,000 +/-	Air Conditioning	Office
Number of Floors	1	Sprinkler / Type	No
Avail. S/F	2,500 +/-	Type of Heat	Gas
Office Space	500 +/-	<b>TAXES</b>	
Avail. Docks	14' Doors	Assessment	
Ext. Construction	Steel Masonry	Mill Rate	
Int. Construction		Taxes	TBD
Ceiling Height	20'	<b>OTHER</b>	
Roof	Steel	Total Acres	5 +/-
Date Built	2013	Zoning	Industrial
<b>UTILITIES</b>		Parking	Ample
Sewer	Yes	State Route / Distance To...	
Water	Yes	<b>TERMS</b>	
Gas	Yes	Lease Rate	\$9.00 PSF Gross
Electrical	400 amps		
	480 volts		
	3 phase		

NNN Breakout: Total \$27,000 or \$1.35 PSF (estimated)  
 Taxes \$21,000 (est/ billed semi annual)  
 Snow and Landscape \$1,800 (est/ billed by storm)  
 Sewer \$350 (billed by usage annually)



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.



N/P  
**JOHN OLIVER**  
 VOL.161 - PG.912

**OVERALL PLAN**  
 PREPARED FOR  
**DARRYL J. MASLAK**  
 ELM & RIVER STREET  
 THOMASTON, CONNECTICUT

DATE: FEB. 21, 2006  
 SCALE: 1" = 50'  
 FILE NO: GP-5000  
 PLAN NO: 5000  
 AREA (AC): 0.00000000  
 SHEET: LPT

**CCA LLC**  
 CIVIL ENGINEERING  
 40 Oak Hill Road  
 Thomaston, CT 06488  
 (203) 778-8227

ZONING TABLE:

ITEM	DESCRIPTION	AMOUNT
TOTAL AREA	17,000.00 SQ. FT.	0.3896 AC.
EXISTING BUILDING FOOTPRINT	1,000.00 SQ. FT.	0.0228 AC.
NEW BUILDING FOOTPRINT	16,000.00 SQ. FT.	0.3668 AC.
TOTAL IMPROVEMENTS	17,000.00 SQ. FT.	0.3896 AC.
PERCENTAGE OF IMPROVEMENTS	100.00%	
TOTAL IMPROVEMENTS TO EXISTING	17,000.00 SQ. FT.	0.3896 AC.
TOTAL IMPROVEMENTS TO NEW	16,000.00 SQ. FT.	0.3668 AC.
TOTAL IMPROVEMENTS TO TOTAL	33,000.00 SQ. FT.	0.7564 AC.

N/P  
**VICTORY BAPTIST CHURCH**  
 VOL.133 - PG.202

N/P  
**KEVIN V. & DARRYL J. MASLAK**  
 VOL.164 - PG.185

APPROXIMATE LOCATION OF  
 115KV TRANSMISSION LINE  
 OWNED BY CONN. LIGHT & POWER COMPANY  
 HARTFORD, CT