

# FOR LEASE

135 South Main Street  
Thomaston, CT 06787



Office and Industrial spaces from 1,600 S/F - +/- 11,000 S/F  
Newly Available 5,200 S/F Shop Space on Ground Floor

- Great location - Easy highway access
- Very affordable and flexible space suitable for a wide variety of uses
- Ample parking
- Loading docks and freight elevator
- 12' Ceilings

**Lease Rate: From \$3.00 - \$6.00 PSF Gross**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 135 South Main Street

**CITY, STATE** Thomaston, CT 06787

## BUILDING INFO

Total S/F 312,000  
 Avail S/F 1,600 - +/- 11,000  
 Ext. Construction Masonry  
 Number of floors 5  
 Number of docks 6  
 Ceiling Height 12'  
 Roof Rubber  
 Date Built 1900's

## MECHANICAL EQUIP.

Air Conditioning  
 Sprinkler / Type Yes/ wet  
 Type of Heat Gas

## OTHER

Zoning Industrial  
 Parking Ample  
 State Route / Distance To... .75 to RT 8

## TAXES

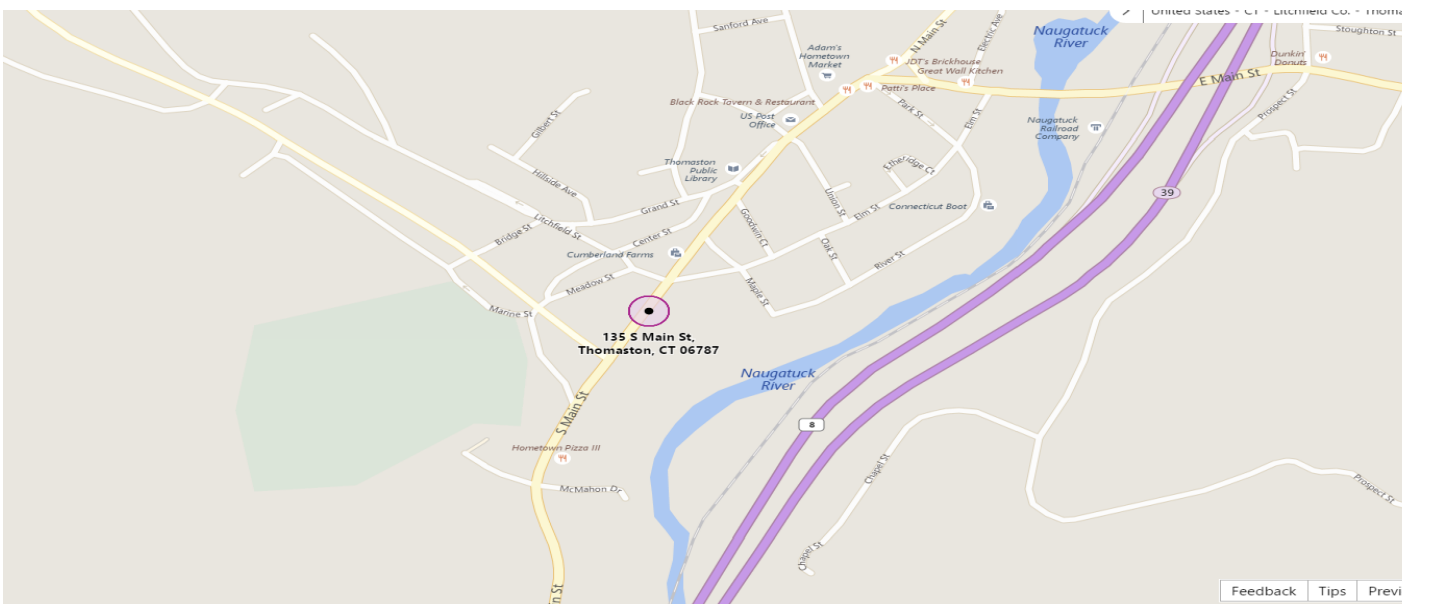
Assessment  
 Mill Rate  
 Taxes

## UTILITIES

Sewer City  
 Water Yes  
 Gas Yes  
 Electrical 400 Amps, 208 v, 440 v

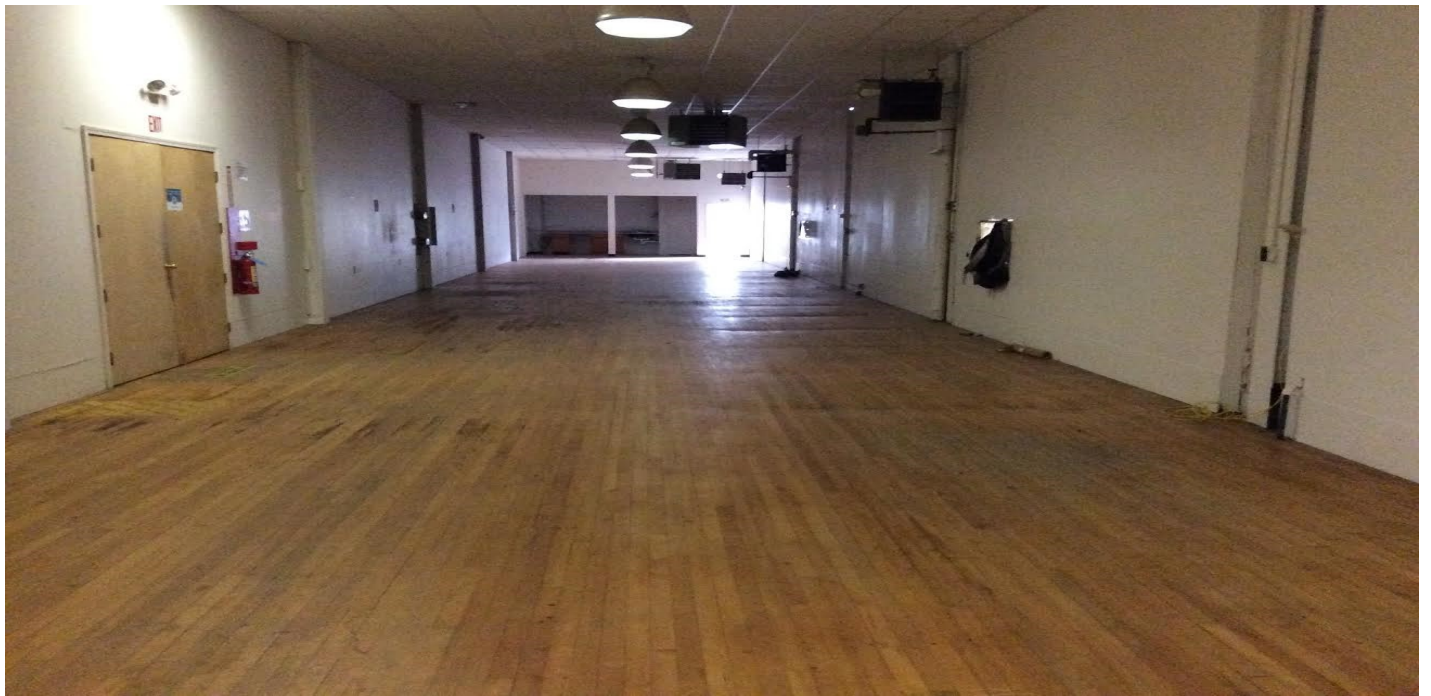
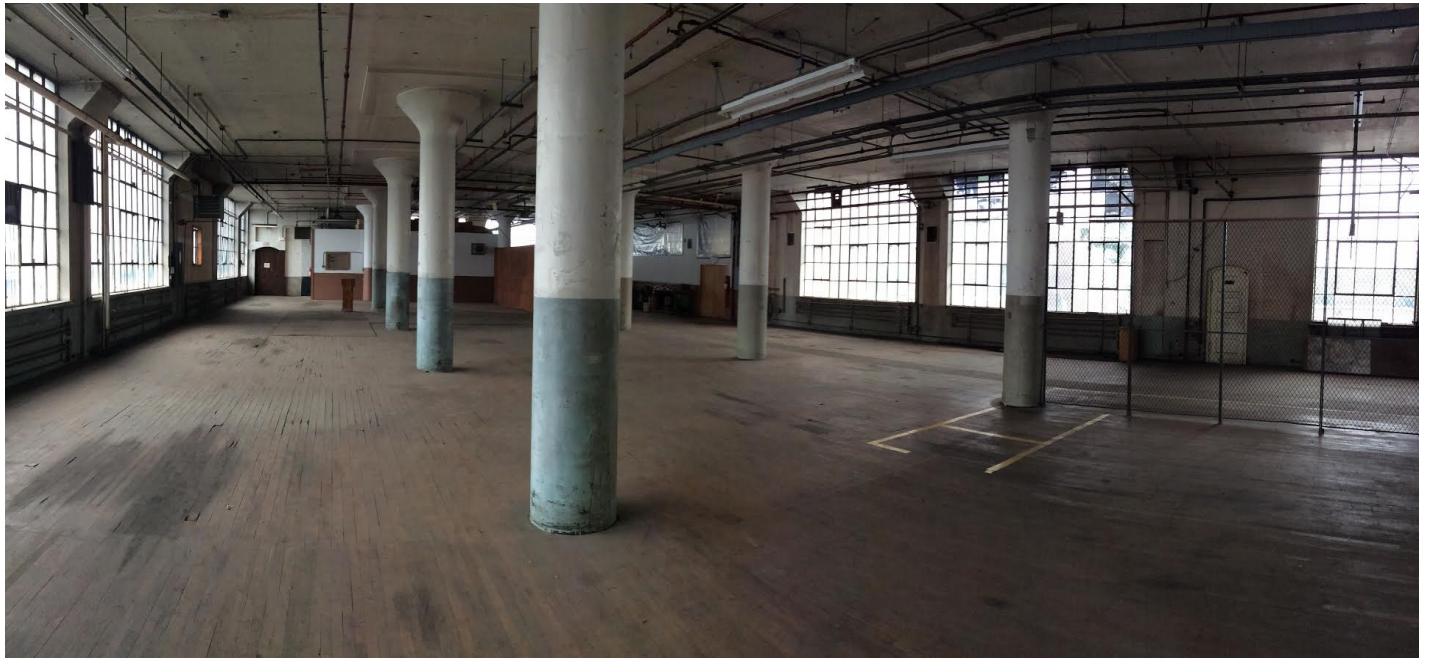
## TERMS

Lease rate From \$3- \$6 PSF Gross

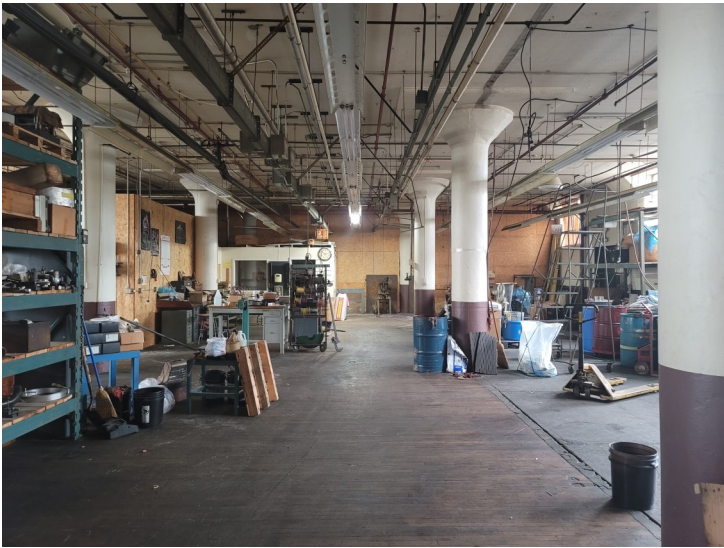


Feedback Tips Previ

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## **1st Floor**

**2120 S/F** Industrial / Warehouse Space

**810 S/F** Industrial / Warehouse Space

Above 2 spaces can be combined

## **2nd Floor**

**6960 S/F** Manufacturing / Storage divisible

## **3rd Floor**

**3660 S/F** Offices/ Manufacturing/ Storage

**7837 S/F** Manufacturing/ Storage

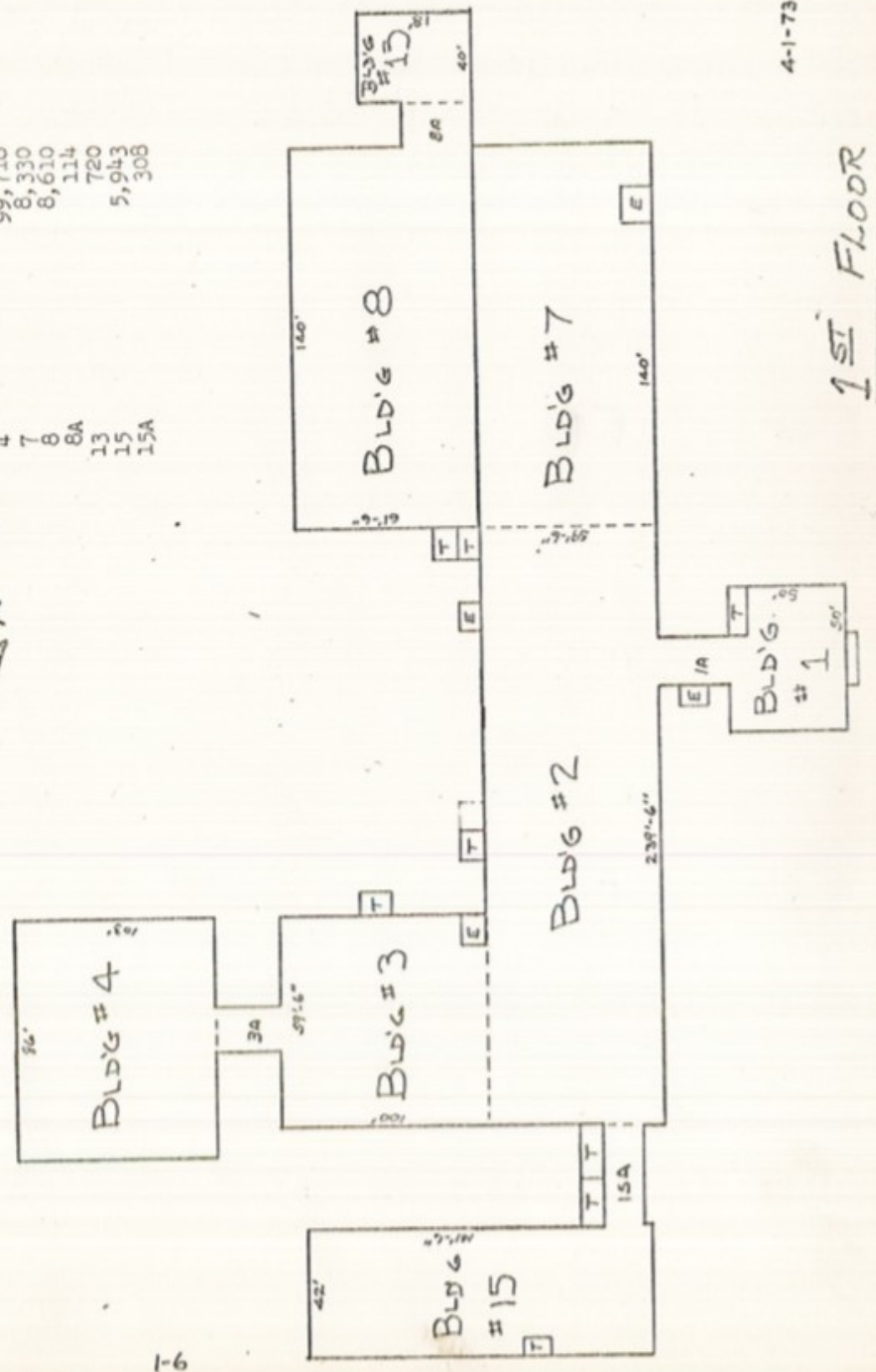
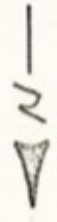
## **Tower**

**2500 S/F** 3rd Floor Offices

**2500 S/F** 4th Floor Offices

BUILDING NO. 1 SQ. FT. PER BLD'G.

1	2,500
1A	248
2	14,250
3	5,950
3A	245
4	99,718
7	8,330
8	8,610
8A	114
13	720
15	5,943
15A	308

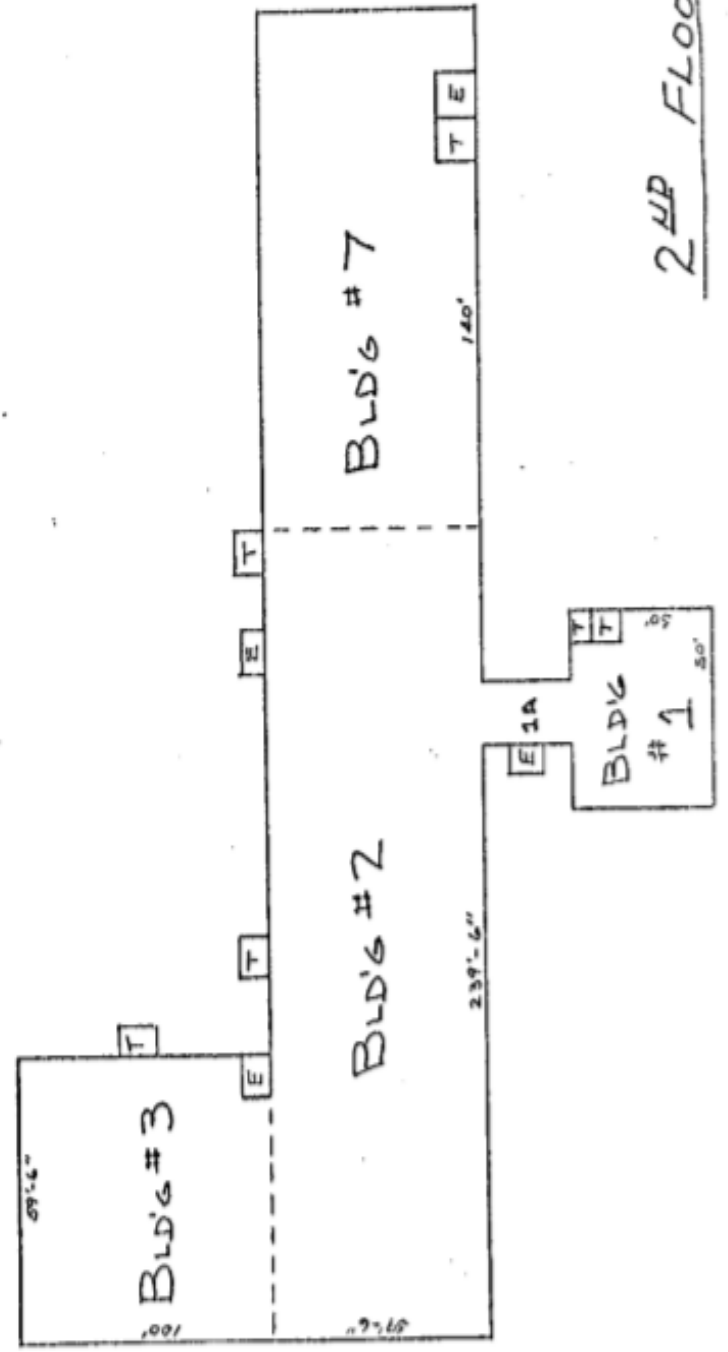


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1<sup>ST</sup> FLOOR

---BUILDING NO.      SQ. FT. PER BLD'G---

1	2,500
1A	248
2	14,250
3	5,950
7	8,330



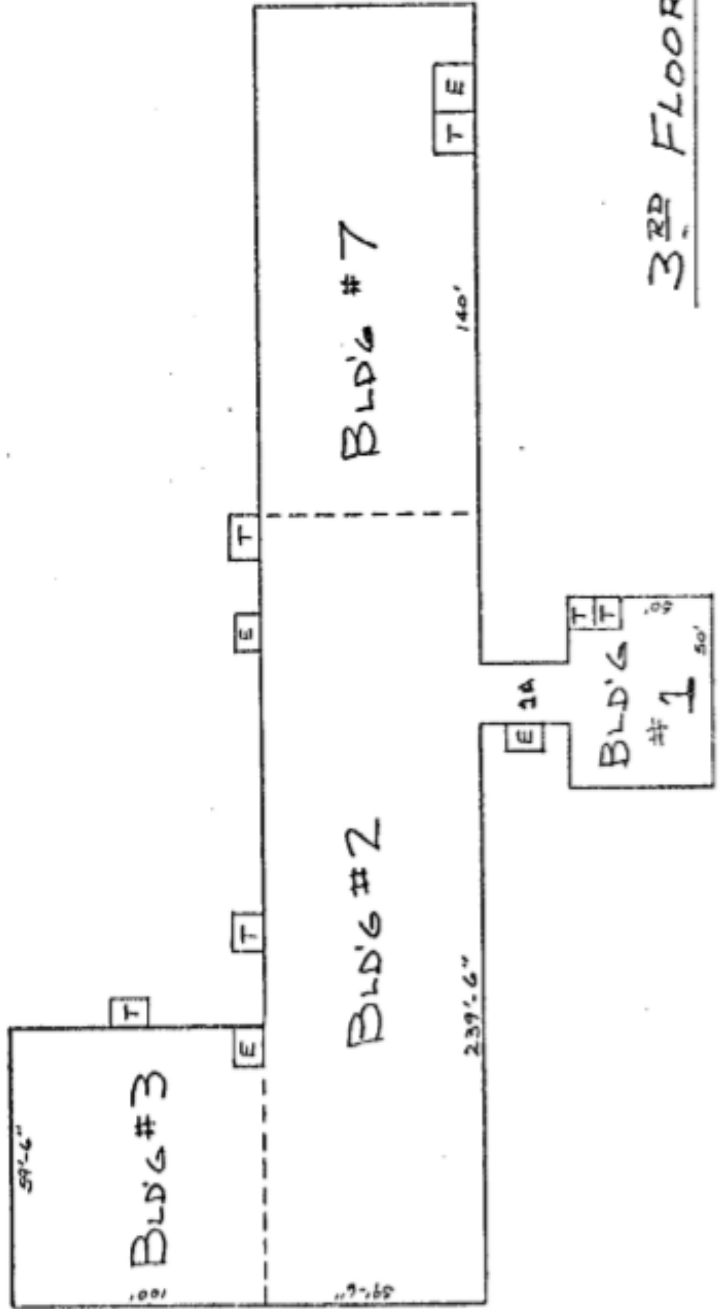
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2<sup>ND</sup> FLOOR



--- BUILDING NO. --- SQ. FT. PER BLD'G ---

1	2,500
1A	248
2	14,250
3	5,950
7	8,330

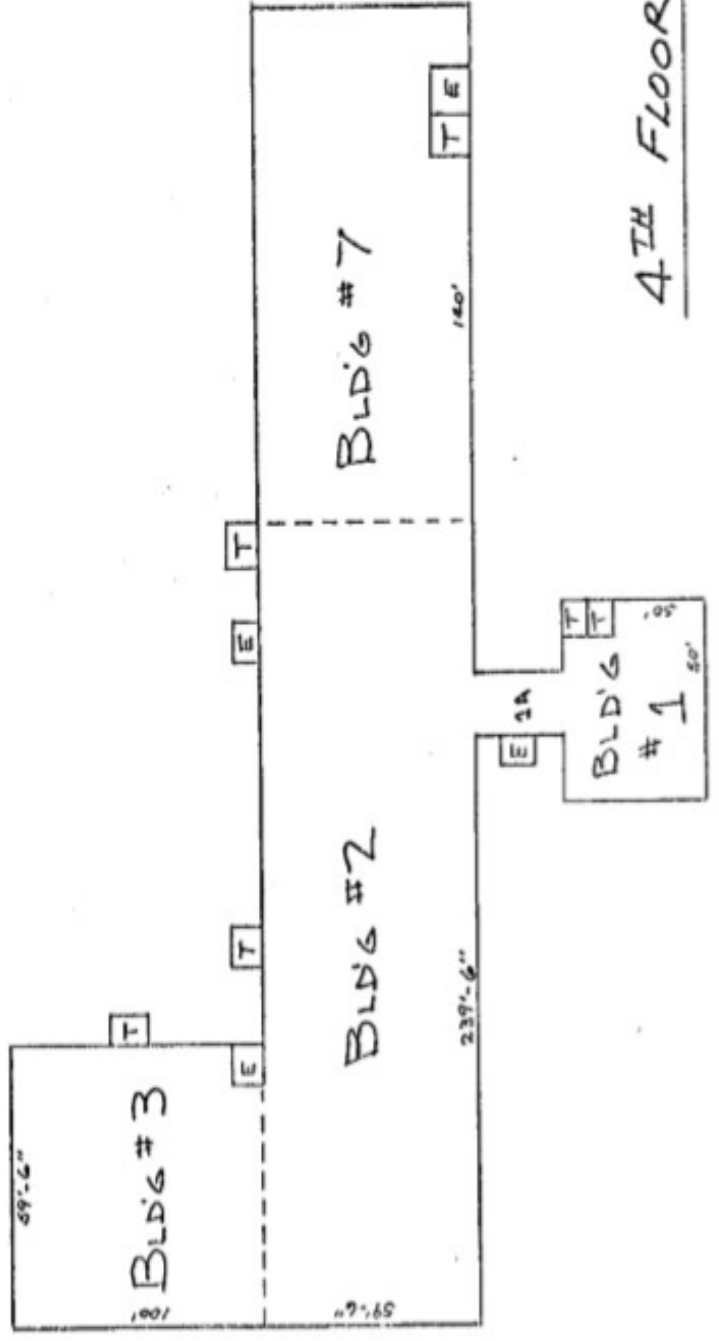


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3<sup>RD</sup> FLOOR

BUILDING NO. ----- SQ. FT. PER BLD'G. -----

1	2500
1A	248
2	14,250
3	5,950
7	8,330



4-1-73