



FOR LEASE

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

19,000+/- S/F (Divisible)

**Ideal for Corporate Offices, Engineering, R+D Operations
with Production or Warehouse Possible**

Currently 19,000 S/F Finished Office Area

Low Operating Expenses — Loading Access Possible

Lease Rate: \$6.95 PSF NNN



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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

CITY, STATE Watertown, CT 06795

BUILDING INFO

Total S/F 325,000
 Number of floors 1
 Avail S/F 19,000
 Office space 19,000 +/-
 Ext. Construction Masonry
 Available Loading Doors
 Loading locks Possible
 Drive in Possible
 Ceiling Height 11' - 19'
 Date Built 1970
 Roof Rubber membrane

MECHANICAL EQUIP.

Air Conditioning Yes
 Sprinkler / Type Yes - Wet
 Type of Heat Gas
OTHER
 Acres 55
 Zoning IP
 Parking Ample
 State Route / Distance To... RTE 8 / 2 Miles

UTILITIES

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

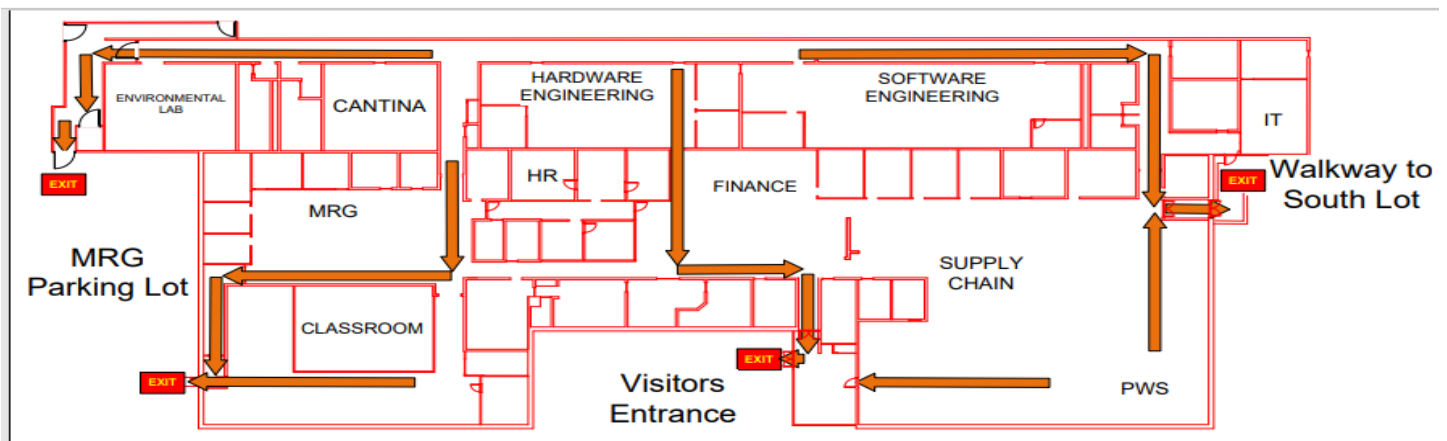
TAXES

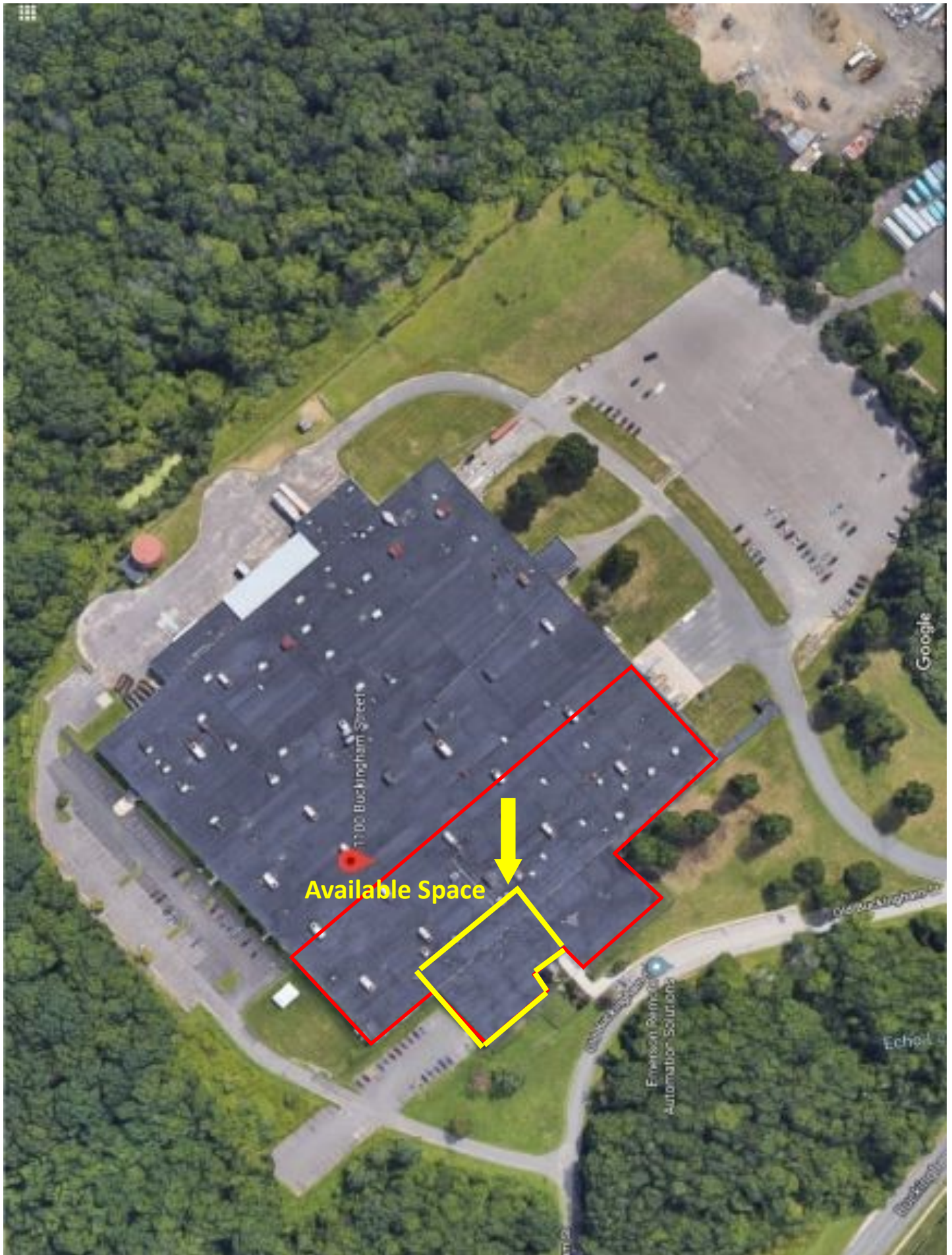
Assessment
 Mill Rate
 Taxes \$.70 PSF Annually

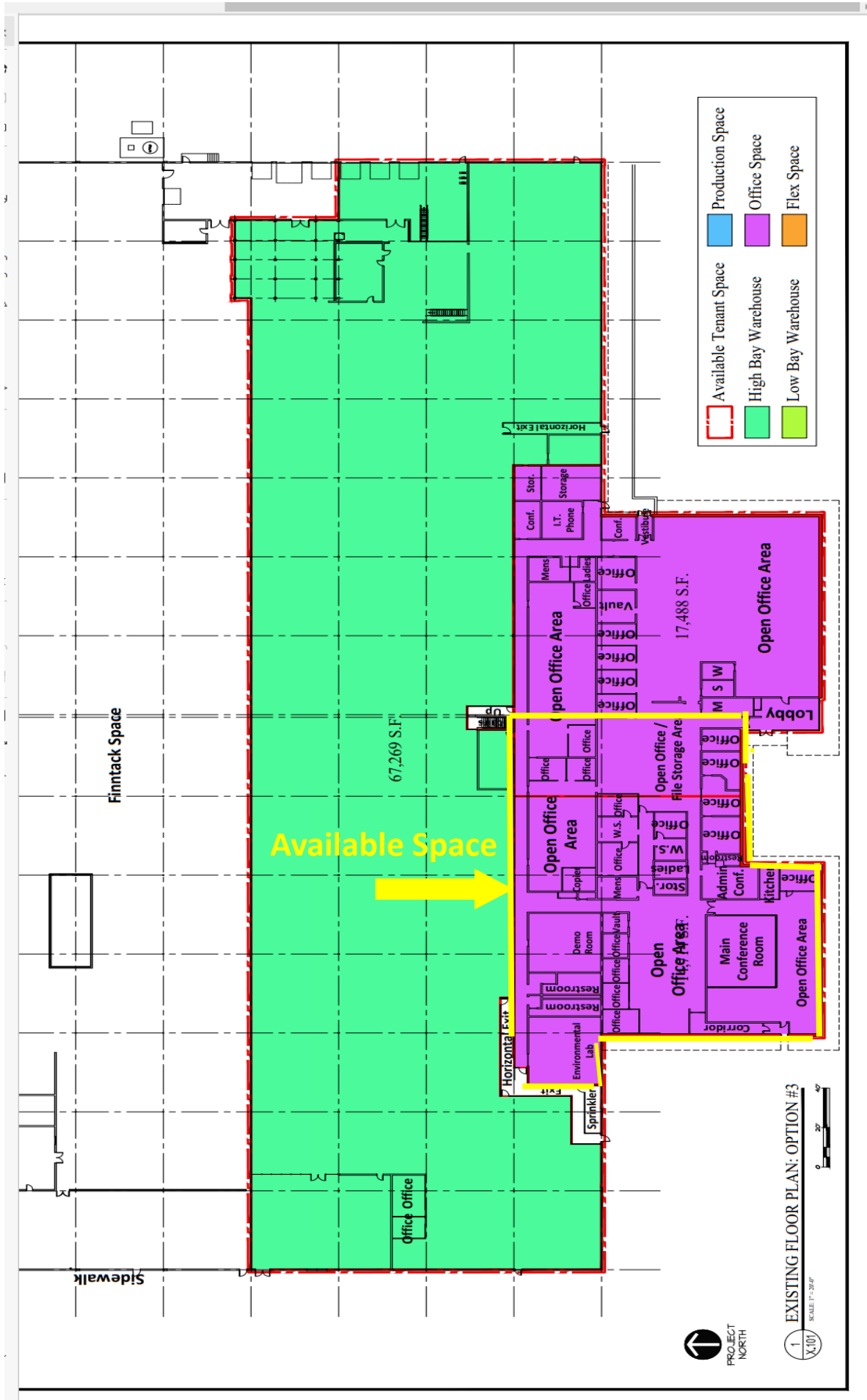
TERMS

Lease \$6.95 PSF NNN
 NNN = +/- \$1.20

Unit 1 - 19,000 S/F Office (Divisible) \$6.95 NNN







1. EXISTING FLOOR PLAN: OPTION #3
SCALE: 1" = 20'-0"