



FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



1 Seemar Rd

Watertown, CT 06795

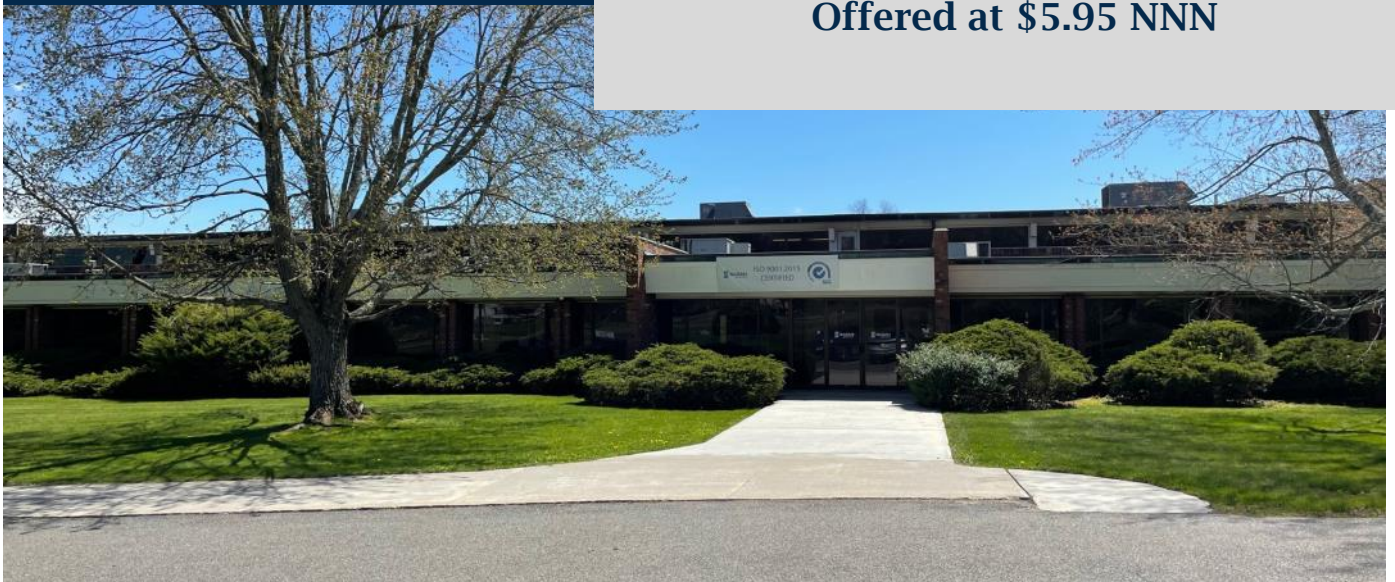
+/-60,500 s/f Manufacturing Warehouse Facility

+/- 5,600 s/f Office Area , Park-Like Grounds

Heavy Power, Multiple Cranes, Good Loading

Well Located Minutes to Route 8 & I-84

Offered at \$5.95 NNN



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.

PROPERTY DATA FORM

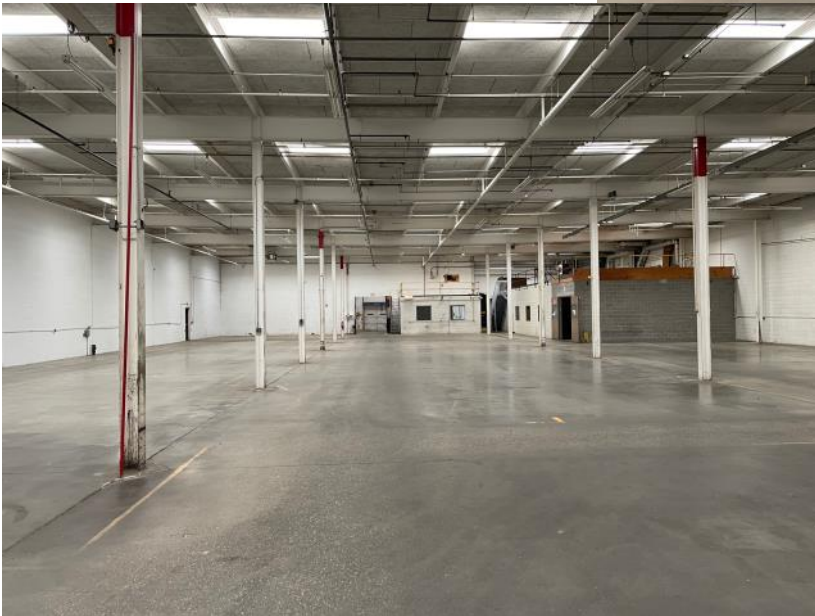
PROPERTY ADDRESS	1 Seemar Rd
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/- 60,498	Air Conditioning	yes
Floors	1	Sprinkler / Type	wet
Avail S/F	+/- 60,498	Type of Heat	gas
Will Subdivide To	+/- 60,498	OTHER	
Office Space	5,624 s/f	Zoning	Industrial
Column space	varies	Parking	Ample
Avail Docks	3 (additional possible)	Distance To...	2.5 mi Rt 8/ 5 mi I84
Avail Overhead Doors	1	Total Acres	19
Ceiling Height	16'	Rail Spur	no
Roof	Rubber	Outbuilding	
Ext. Construction	masonry	TAXES	
Date Built	1974 + Additions	Assessment	\$3,813,600.00
UTILITIES	Tenant /Buyer to Verify	Appraisal	\$5,447,900.00
Sewer	yes	Mill Rate	34.56
Water	yes	Taxes	\$131,798.02
Gas	yes		
Electrical		TERMS	
Amps	4,000	Lease	\$5.95 NNN
Volts	480v		
Phase	3Ph		



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