

FOR LEASE

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850 Straits Turnpike, Suite 101

Middlebury, CT, 06762



**10 Marine Street
Thomaston, CT 06787**

Professional Office Building

2 Spaces Available

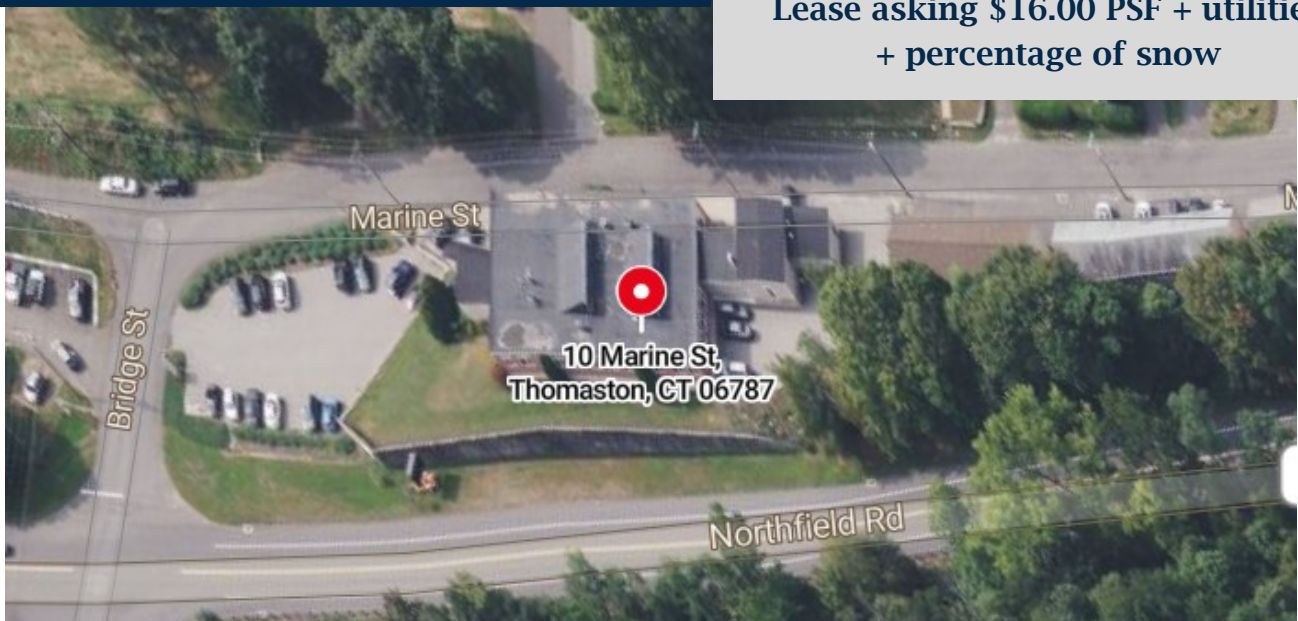
Suite 2: 800+/- S/F

Suite 3: 2,316 +/- S/F

High Ceilings

Ample Parking

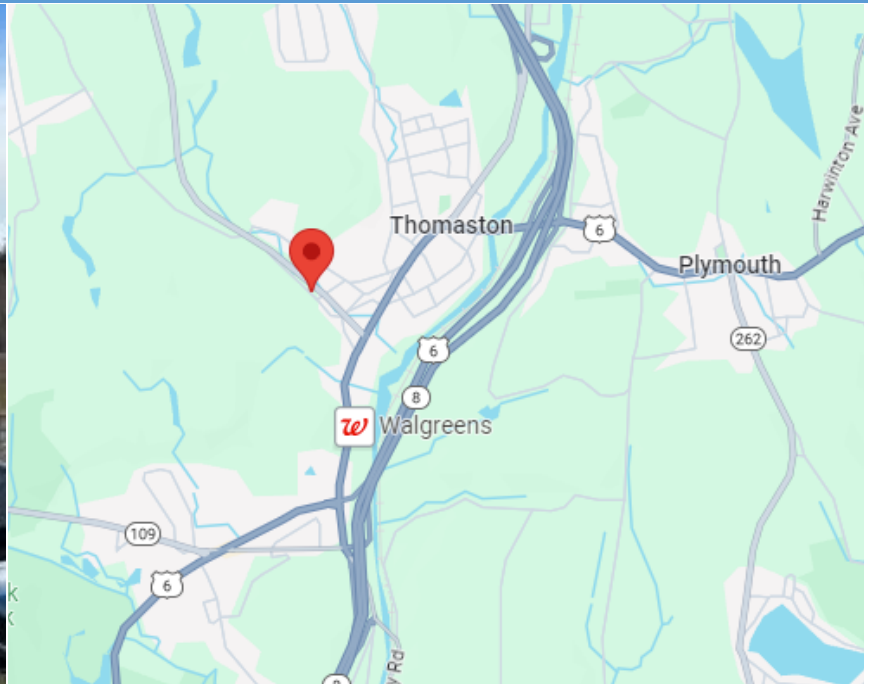
**Lease asking \$16.00 PSF + utilities
+ percentage of snow**



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		10 Marine Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	3,116 +/-	Type of Heat	Gas
Suite 2	800 +/- S/F	OTHER	
Suite 3	2,316 +/- S/F	Acres	.66
Ext. Construction	Brick	Zoning	RA 15
Ceiling Height	10'	Parking	Ample
Roof	Flat	State Route / Distance To...	Route 8/ 2 miles
Date Built	1925	TAXES	
UTILITIES		Assessment	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Yes	TERMS	
Electrical	Eversource	Lease rate	\$16.00 psf + utilities
Amps/Voltage/Phase	200 amps		+ Percentage of snow



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