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# FOR LEASE



***1349 Waterbury Rd  
Thomaston, CT 06787***

**2,880 +/- S/F Industrial Building  
Rare Stand-Alone Building on .96 Acres  
Huge Storage Lot  
420' Industrial Shed and  
Two Storage Trailers  
Bus Duct Available for Manufacturer  
Easy Access to RT-8**

**Available April 1, 2024**

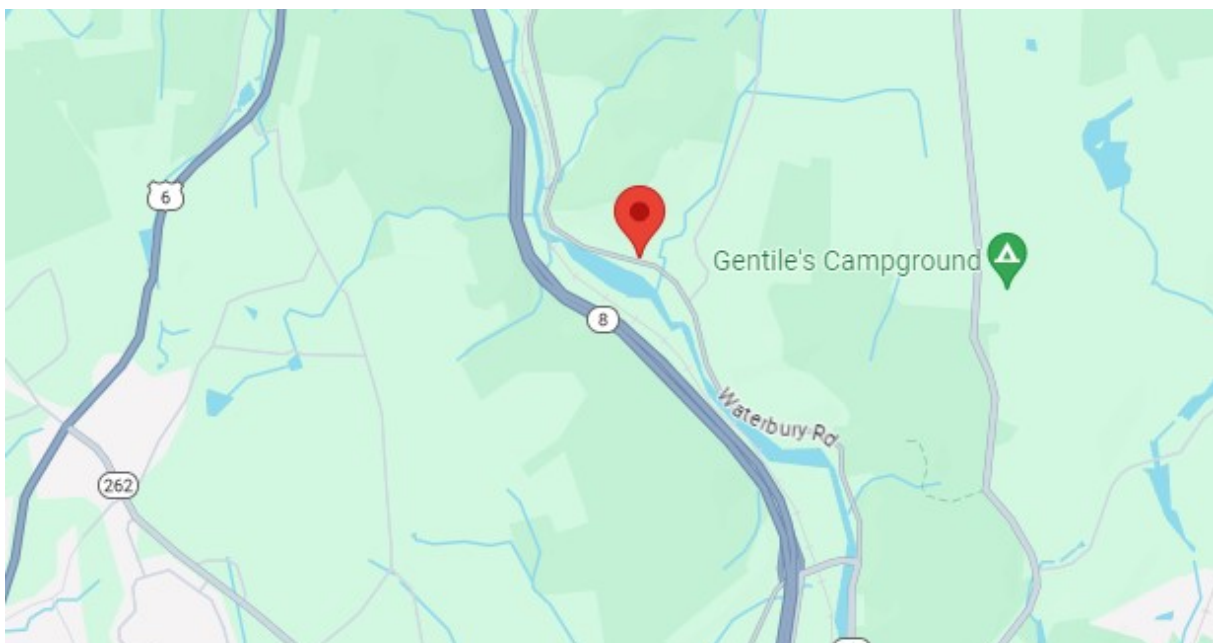
**Lease Asking \$3,250.00 Monthly + Utilities**



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		1349 Waterbury Rd	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,880	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,880	Type of Heat	Gas F/A
Office Space	720	<b>OTHER</b>	
Roof	Rubber	Acres	.96
Date Built	1980	Zoning	M1
Ceiling Height	10'	Parking	Ample
Ext. Construction	Metal	State Route / Distance To...	.5 mi to RT-8
<b>UTILITIES</b>		<b>Tenant to Verify</b>	
Sewer	Septic	<b>TERMS</b>	
Water	Well		
Gas	EverSource		
Electrical	200 Amps		
Amps/Volts/Phase	480V		
		Lease	\$3,250/mo + Utilities



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