



FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT 06762



*30 Echo Lake Road
Watertown, CT 06795*



**Various Industrial & Office Suites
Available**

**Great Central Location Minutes to
Route 8**

**Very Economical Options with
Loading Docks**

**Rents are Inclusive of Heat
& Electricity for Some Spaces**

**Great Opportunity to Open a Retail,
Gym or Small Manufacturing Shop**

**Lease Spaces Starting at
\$286.00 monthly**

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

30 Echo Lake Rd

CITY, STATE

Watertown, CT 06795

BUILDING INFO

Total S/F 99,838 +/-

Number of floors 2

Avail S/F 20,680 +/-

Office space

Ext. Construction

Ceiling Height

Roof Asphalt

Date Built 1900

UTILITIES

Sewer City

Water City

Gas / Oil Gas/ FA

Electrical

MECHANICAL EQUIP.

Air Conditioning

Sprinkler / Type Wet

Type of Heat Natural Gas/ Eversource

OTHER

Acres

Zoning

Parking Ample

State Route / Distance To...

TAXES

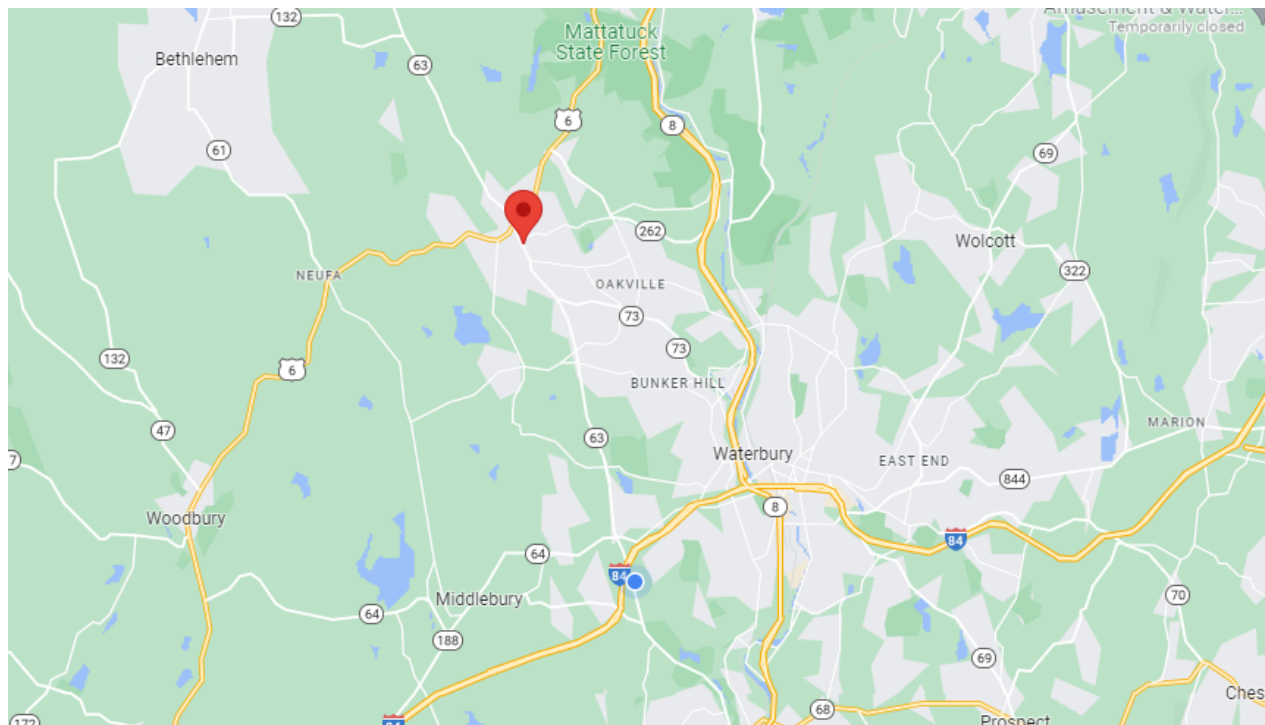
Assessment

Mill Rate

Taxes

TERMS

Lease Rate Starting at \$286.00/monthly

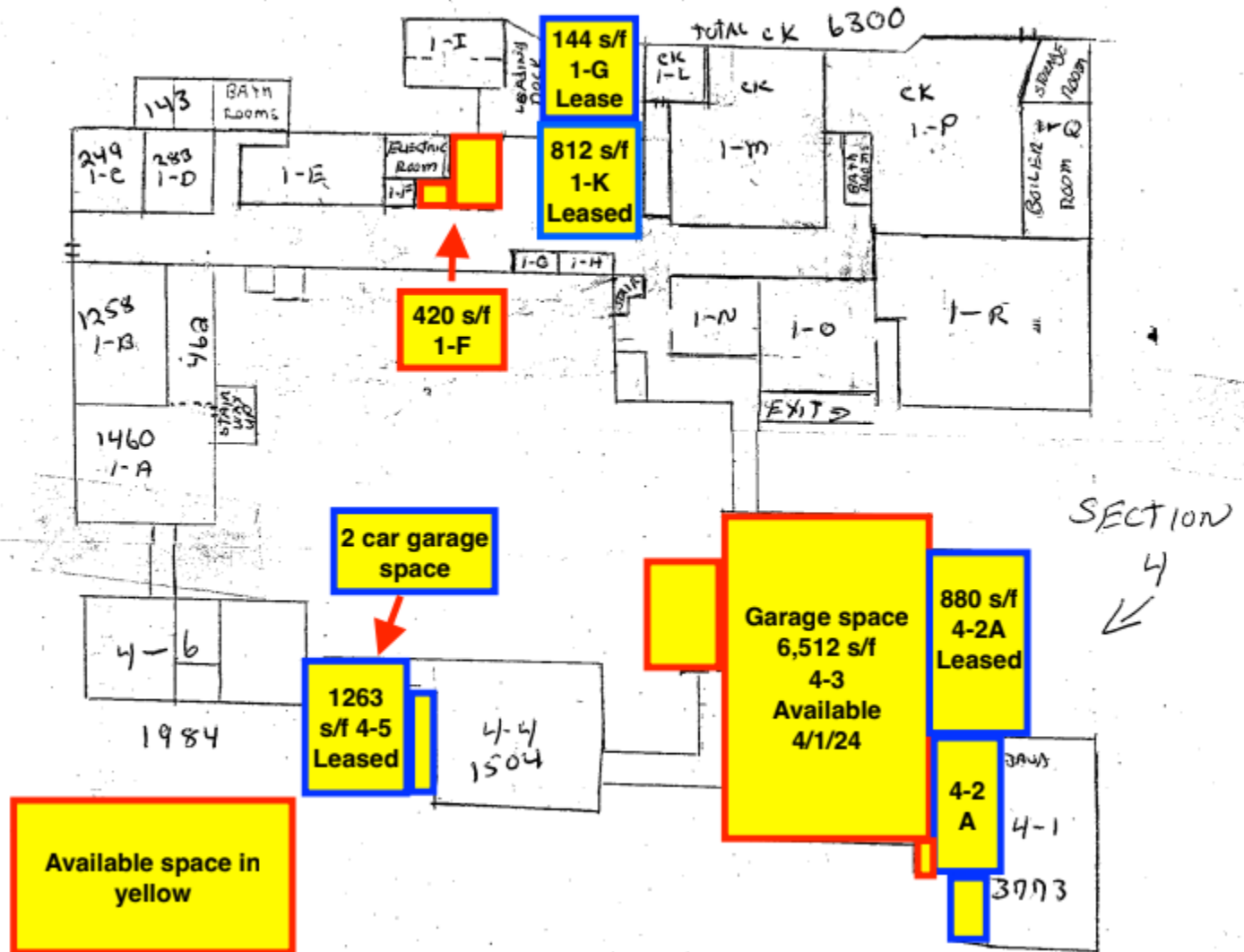


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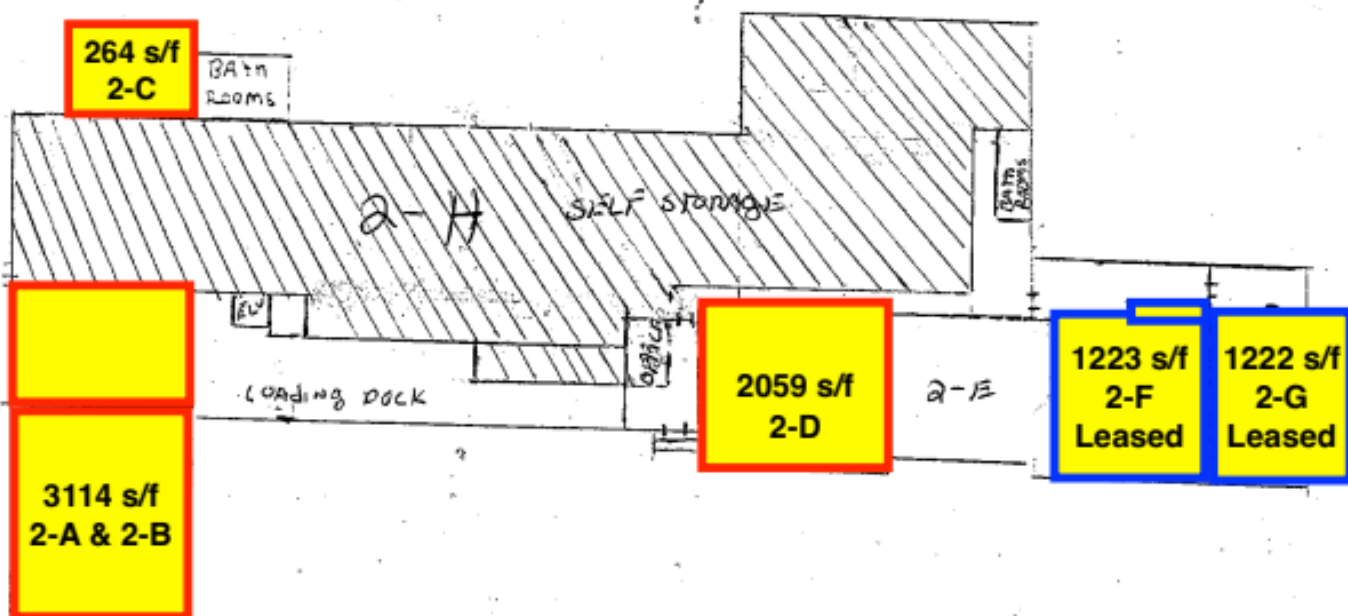




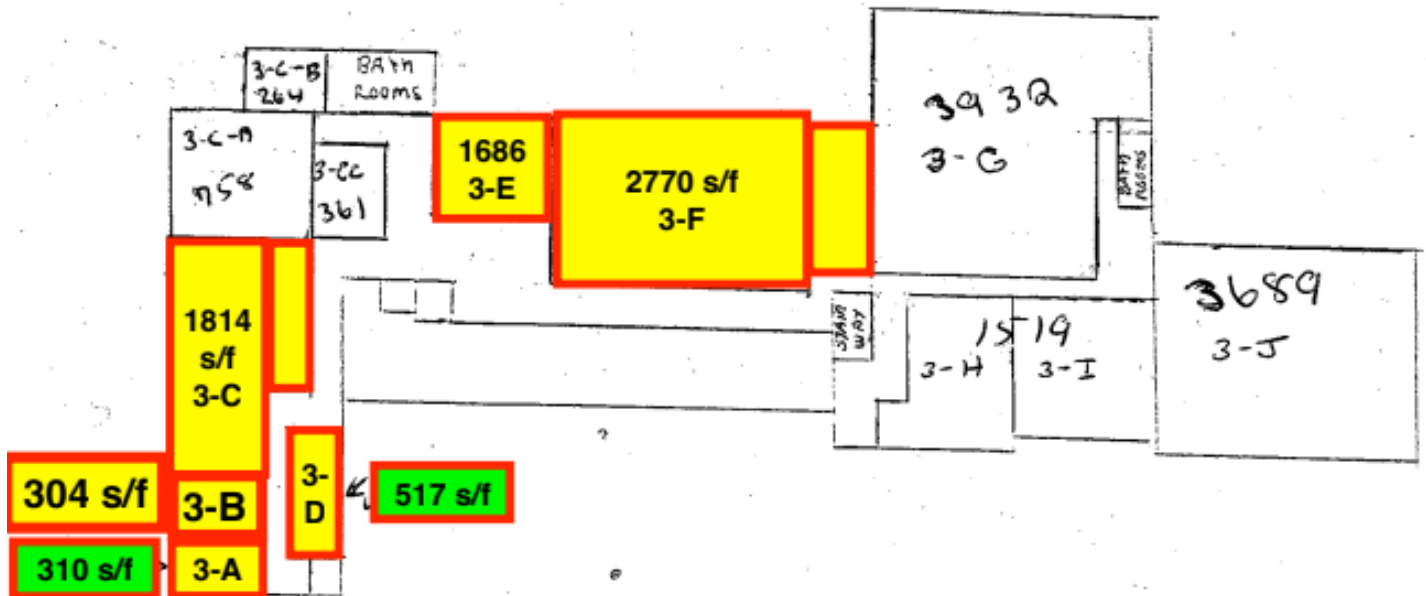
1st FLOOR



2nd FLOOR



3rd Floor



30 Echo Lake Road Watertown

Floor	Suite #	Description	Square Footage	Asking Price	Vacant / Leased
Lower Level	1-K	Workshop space	812 +/- s/f	\$13.00 / psf	Leased
Lower Level	1-G	Workshop space	144 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-2A	Storage space w acces to garage	880 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-5	2 Car garage space	1,263 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-3	Car garage / warehouse w/ drive in door	6,512 +/- s/f	\$13.00 / psf	Available 5/1/24
Lower Level	1-F	Storage space w acces to alley dock	420 +/- s/f	\$13.00 / psf	
Main Level	2-A	Workshop / gym / storage / warehouse	3,144 +/- s/f	\$13.00 / psf	
Main Level	2-B				
Main Level	2-C	Warehouse / storage	264 +/- s/f	\$13.00 / psf	
Main Level	2-D	Office / storage with alley dock	2,059 +/- s/f	\$13.00 / psf	
Main Level	2-F	Office / storage / workshop	1,223 +/- s/f	\$13.00 / psf	Leased
Main Level	2-G	Office space	1,222 +/- s/f	\$13.00 / psf	Leased
Upper Level	3-A	Office space	310 +/- s/f	\$13.00 / psf	
Upper Level	3-B	Office space	304 +/- s/f	\$13.00 / psf	
Upper Level	3-C	Office / warehouse / storage / gym	1,814 +/- s/f	\$13.00 / psf	
Upper Level	3-D	Warehouse / Storage	517 +/- s/f	\$13.00 / psf	
Upper Level	3-E	Gym / karate / yoga studio	1,686 +/- s/f	\$13.00 / psf	
Upper Level	3-F	Office / escape room / yoga studio	2,770 +/- s/f	\$13.00 / psf	