

FOR LEASE



***135 South Main Street
Thomaston, CT 06787***

**Office and Industrial spaces from 3,660 S/F - 7,837S/F
(Availability Changes Frequently — Call for Current Information)**

Newly Available 7,100 S/F Shop Space on Ground Floor

Great location - Easy highway access

**Very affordable and flexible space suitable for a wide
variety of uses**

Ample parking

Loading docks and freight elevator

12' Ceilings

Lease Rate: From \$5.00 - \$7.00 PSF Gross

PROPERTY DATA FORM

PROPERTY ADDRESS 135 South Main Street

CITY, STATE Thomaston, CT 06787

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	312,000	Air Conditioning	
Avail S/F	3,660—7,837	Sprinkler / Type	Yes/ wet
Ext. Construction	Masonry	Type of Heat	Gas

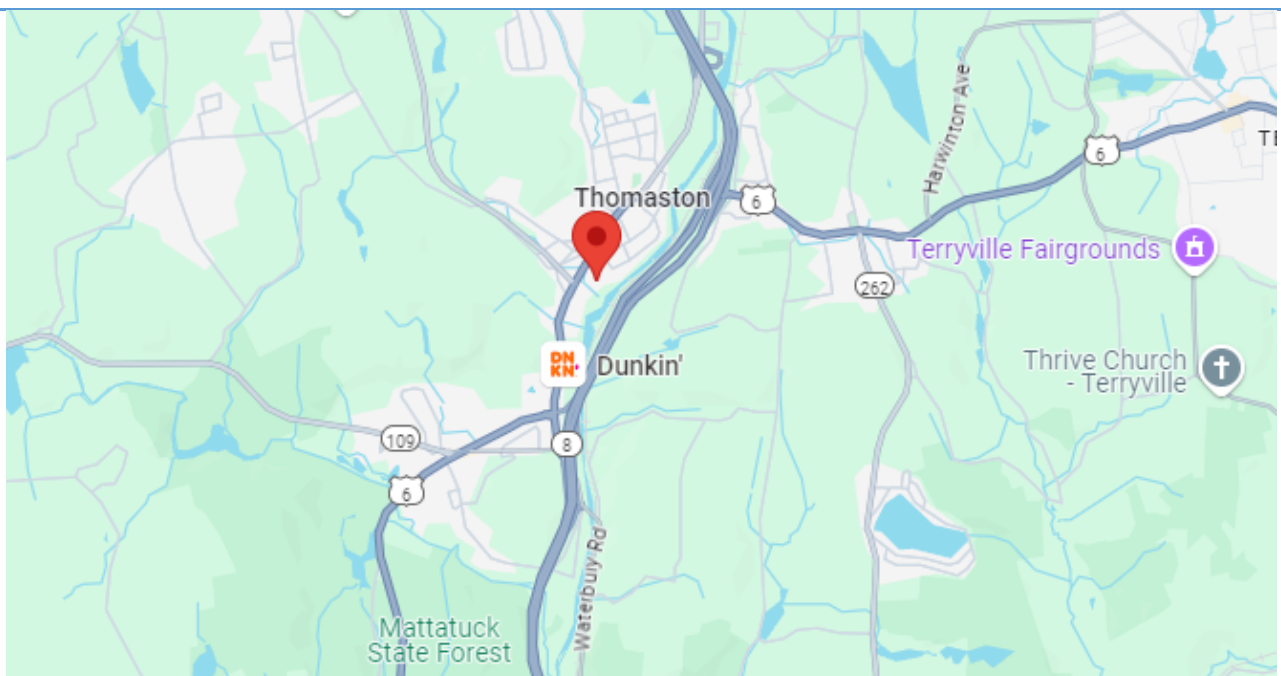
OTHER

Number of floors	5	Zoning	Industrial
Number od docks	6	Parking	Ample
Ceiling Height	12'	State Route / Distance To...	.75 to RT 8

Roof	Rubber	TAXES	
Date Built	1900's	Assessment	
		Mill Rate	
		Taxes	

UTILITIES

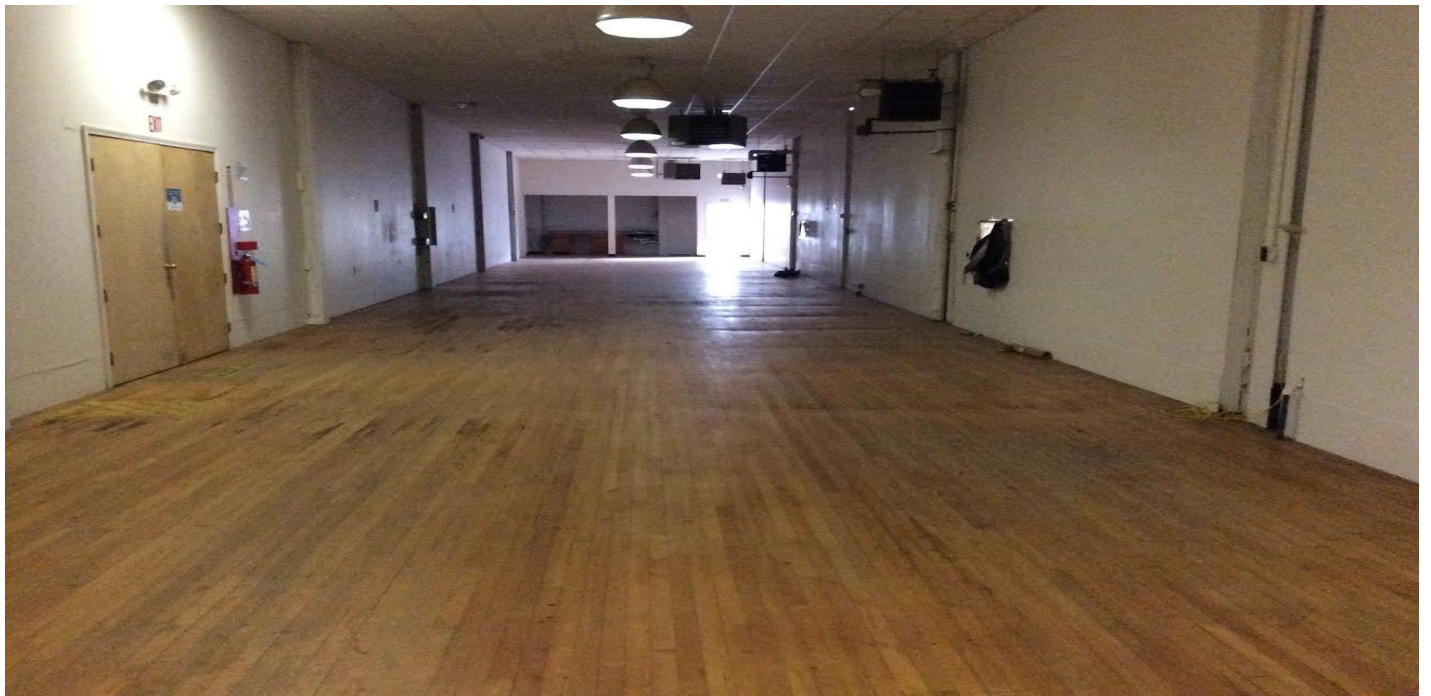
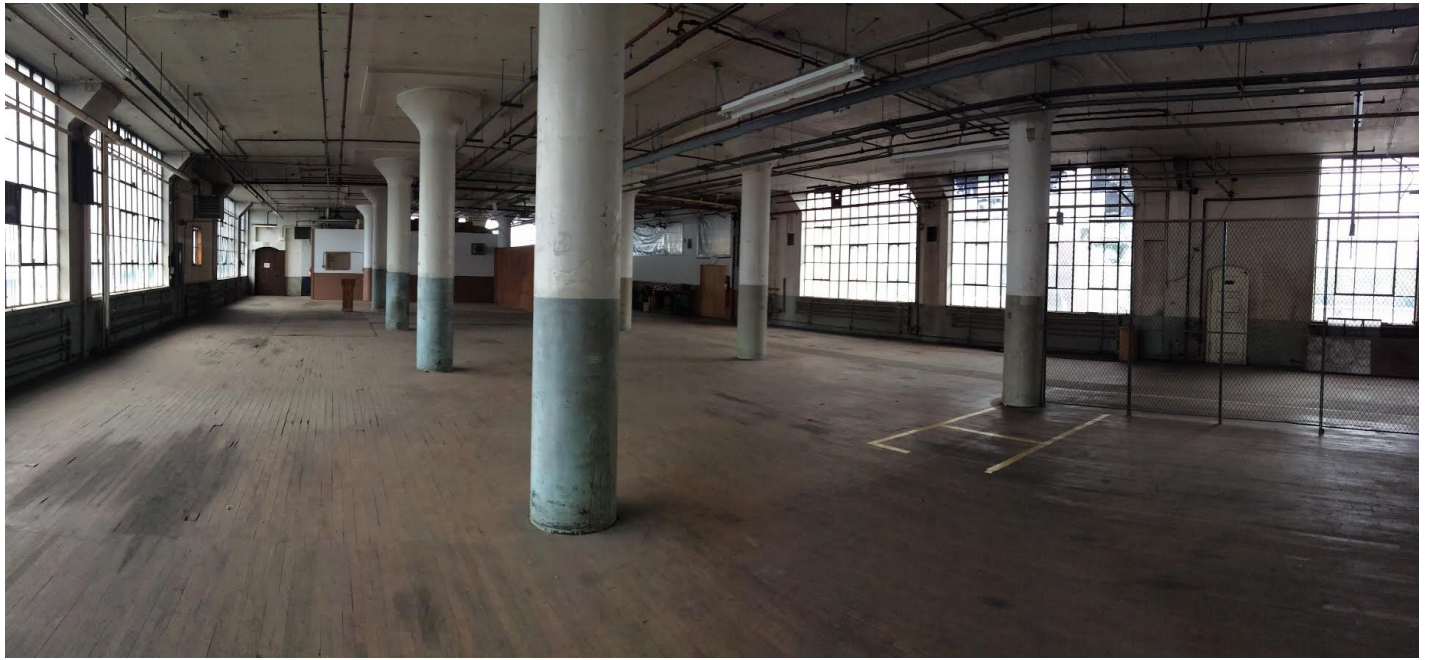
Sewer	City	TERMS	
Water	Yes	Lease rate	From \$5- \$7 PSF Gross
Gas	Yes		
Electrical	400 Amps, 208 v, 440 v		



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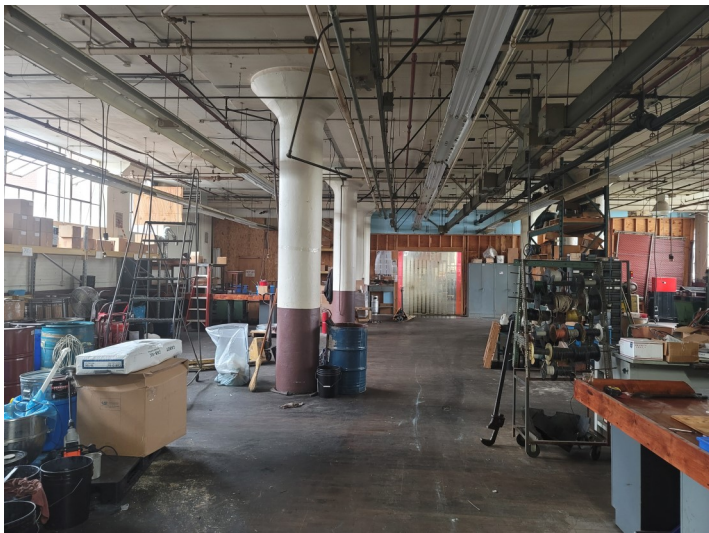
**7,100 S/F Manufacturing / Warehouse / Shop Space
With Loading Dock**





Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



1st Floor

4,600 S/F Manufacturing / Warehouse

2nd Floor

6960 S/F Manufacturing / Storage divisible

3rd Floor

3660 S/F Offices/ Manufacturing/ Storage

7837 S/F Manufacturing/ Storage

Rear Building

7,100 S/F Manufacturing / Warehouse / Shop Space

Loading Dock

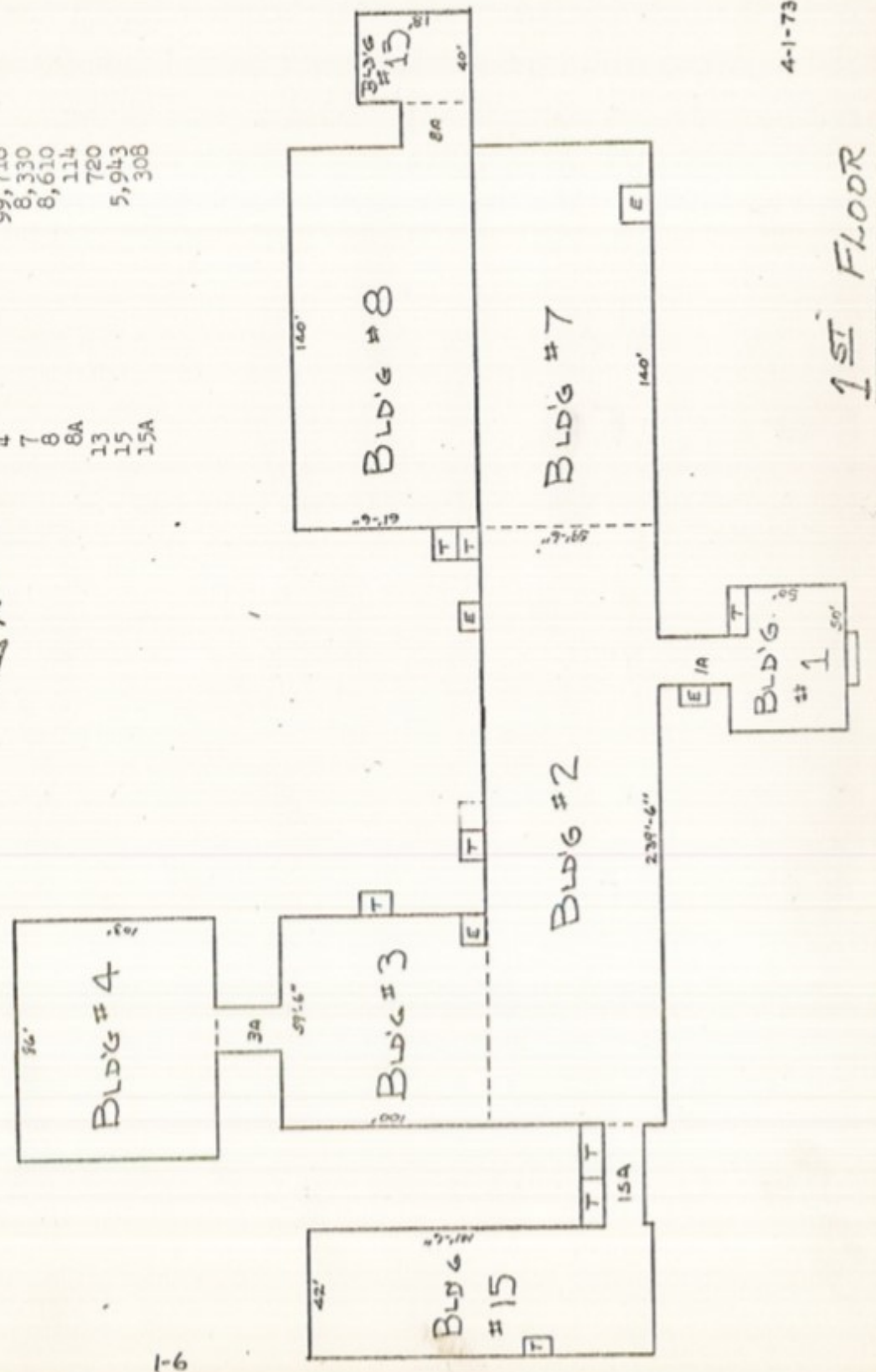
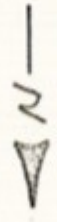
Available August 1, 2023

\$3,000.00 + NNN + Utilities

(Availability Changes Frequently — Call for Current Information)

BUILDING NO. 1 SQ. FT. PER BLD'G.

1	2,500
1A	248
2	14,250
3	5,950
3A	245
4	99,718
7	8,330
8	8,610
8A	114
13	720
15	5,943
15A	308

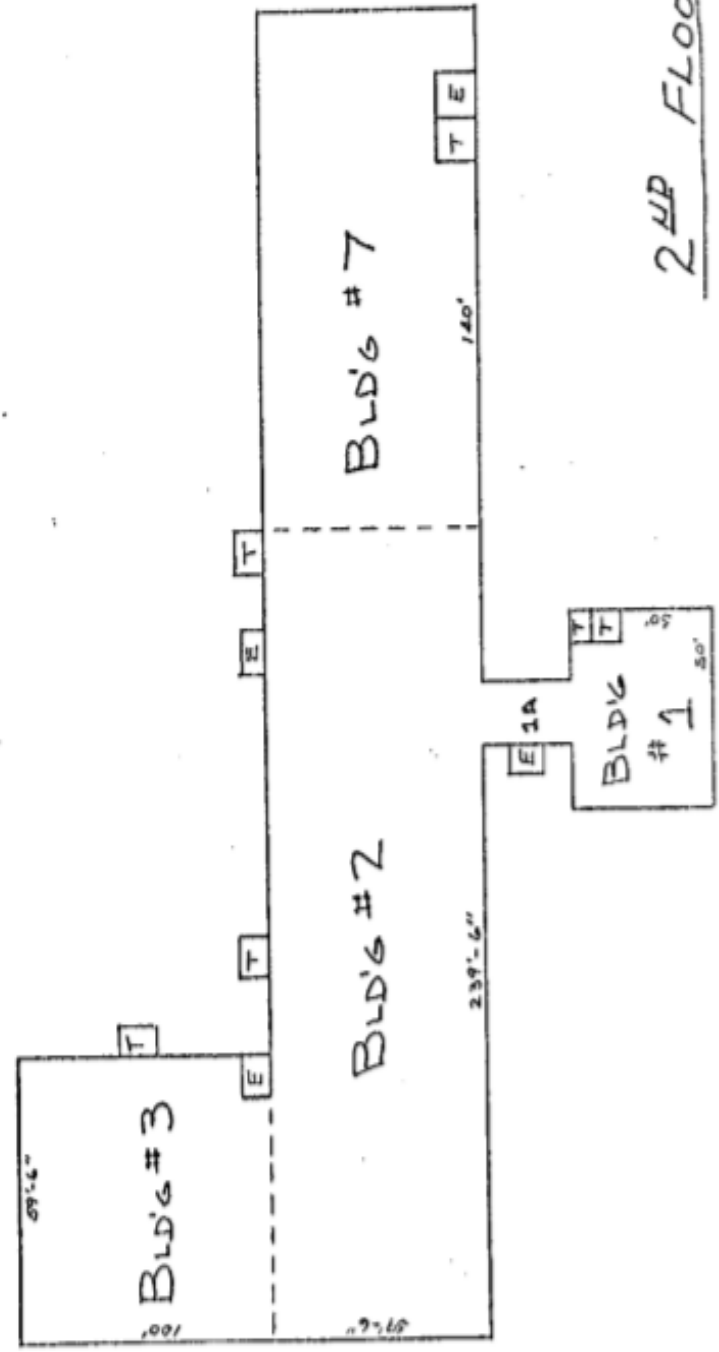


4-1-73

1ST FLOOR

---BUILDING NO. SQ. FT. PER BLD'G

1	2,500
1A	248
2	14,250
3	5,950
7	8,330

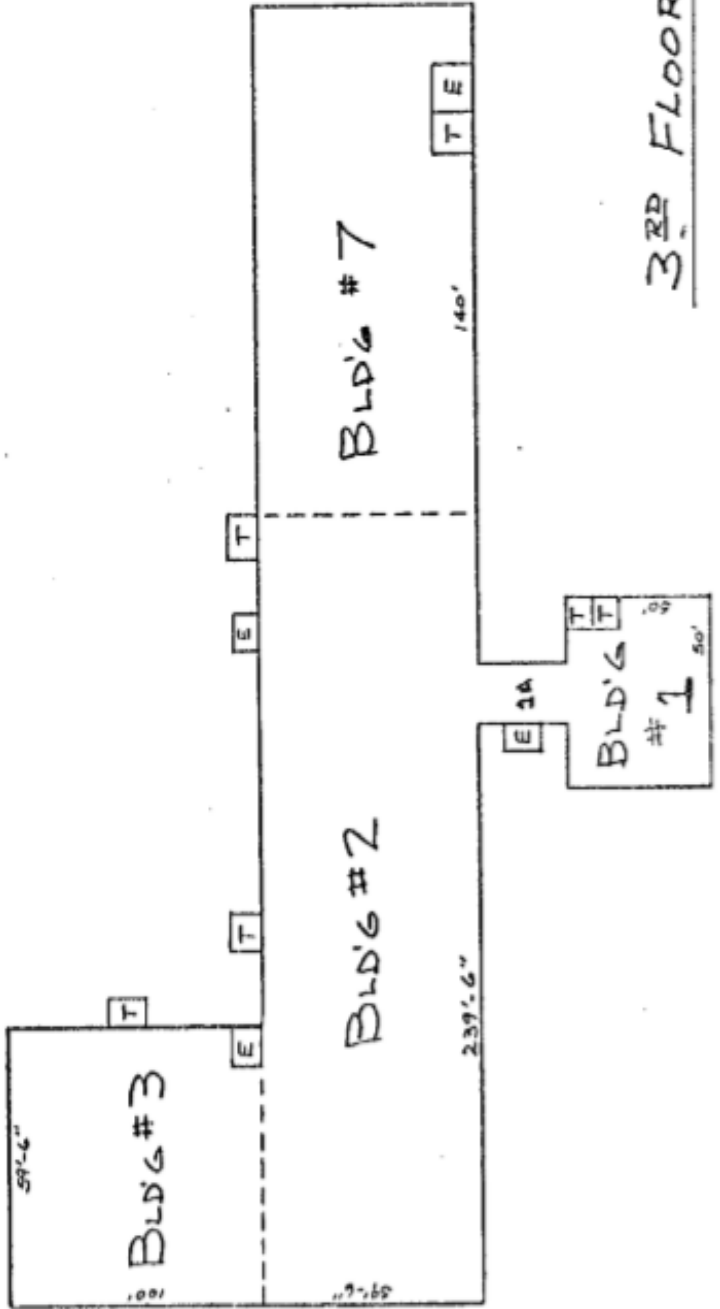


2ND FLOOR

4-1-79

--- BUILDING NO. --- SQ. FT. PER BLD'G ---

1	2,500
1A	248
2	14,250
3	5,950
7	8,330

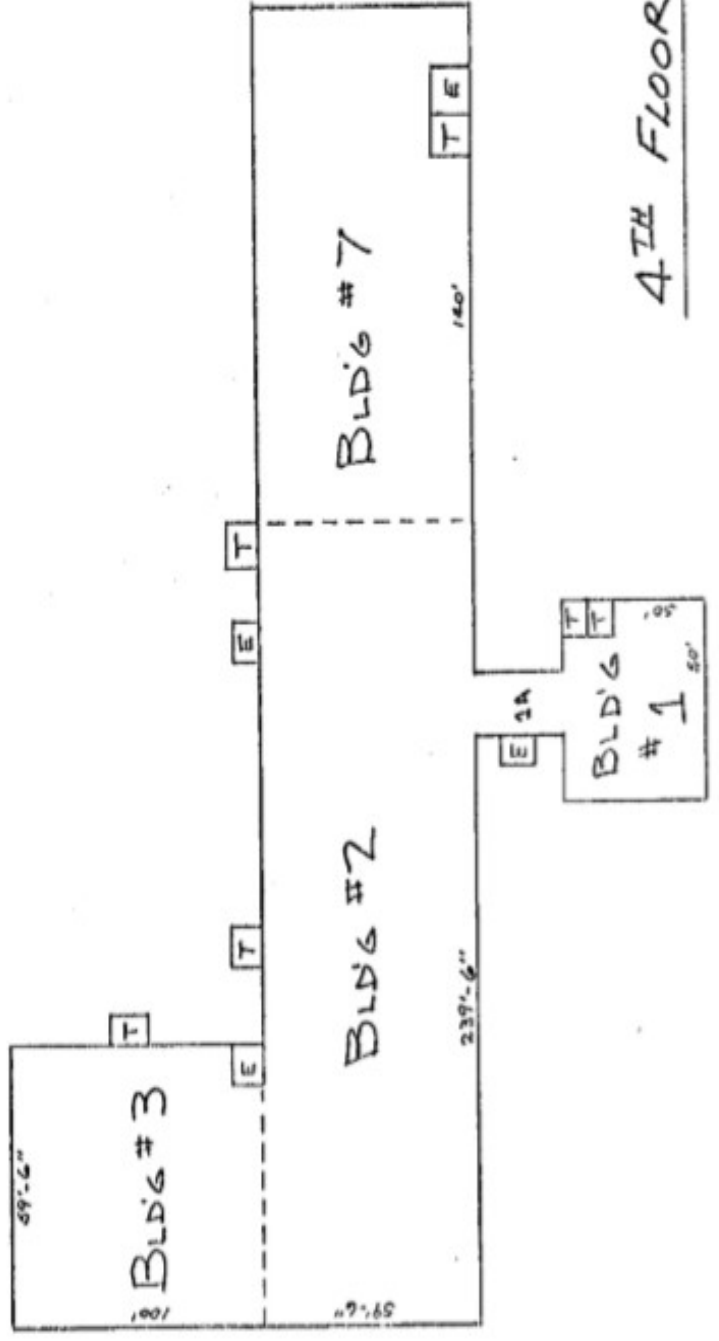


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3RD FLOOR

BUILDING NO. ----- SQ. FT. PER BLD'G. -----

1	2500
1A	248
2	14,250
3	5,950
7	8,330



4-1-73

4TH FLOOR