

CONTACT: ED GODIN, SIOR

E-mail: EGodinpb@gmail.com

www.GodinPropertyBrokers.com

Office: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE



***50 Seemar Rd
Watertown, CT 06795***

Modern 35,000 +/- S/F Warehouse/Manufacturing Facility on 8 Acres

**Well Constructed, Heavy Power, Airlines, Full A/C,
Two 3-Ton Cranes, 17' Clear Height, Good Loading**

Great Business Park Location & Expandable

Offered at \$2,900,000.00

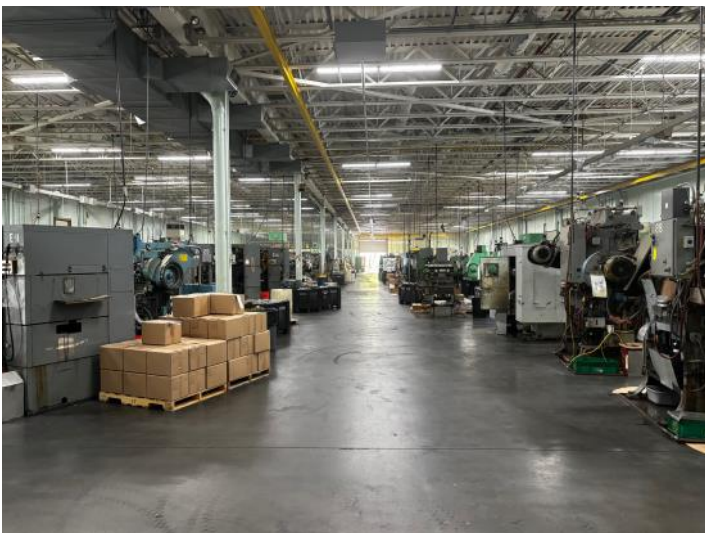


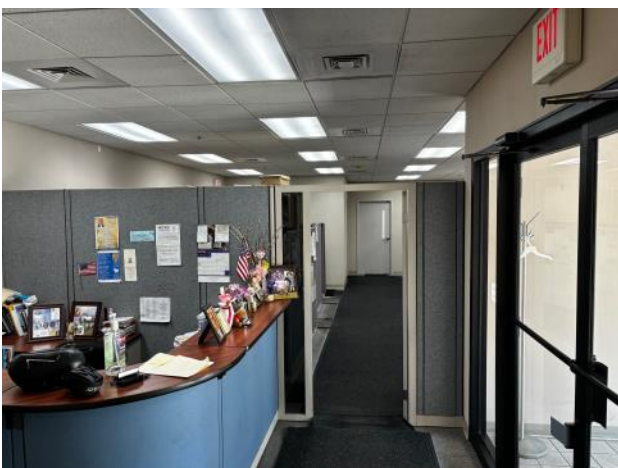
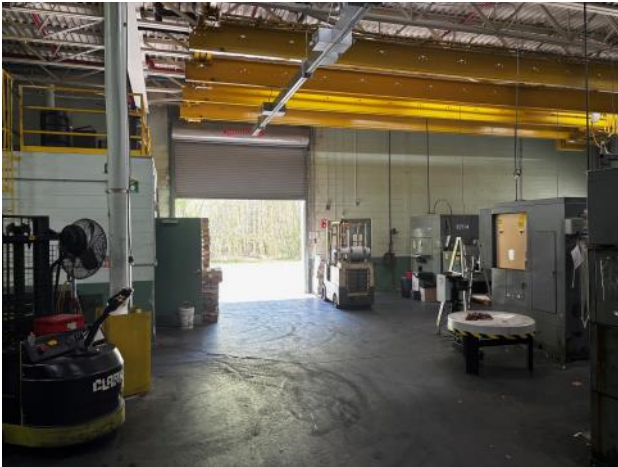
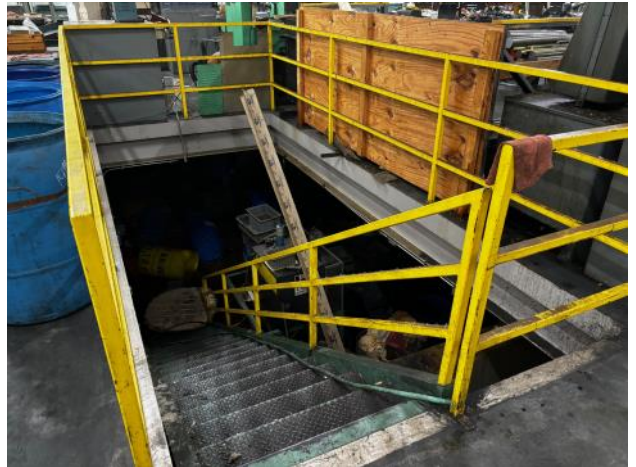
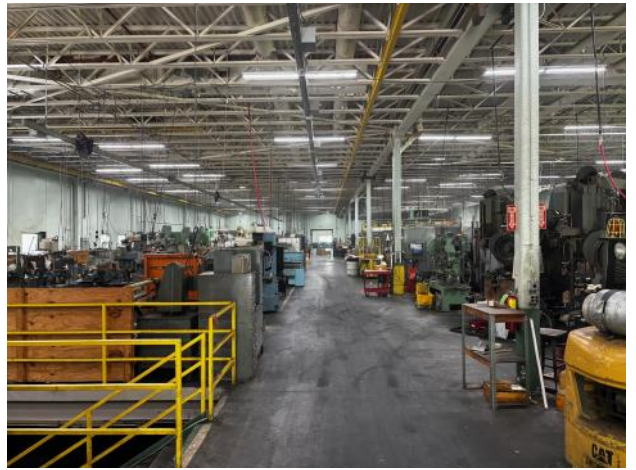
PROPERTY DATA FORM

PROPERTY ADDRESS	50 Seemar Rd
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/- 35,000	Air Conditioning	yes
Floors	1	Sprinkler / Type	yes
Avail S/F	+/- 35,000	Type of Heat	gas
Office Space	+/- 2,500	Cranes	(2) 3-ton cranes
Avail Docks	2		Lower storage area
Avail Overhead Doors	1	OTHER	
Total/Avail S/F Mezz	Storage /mezz above shop areas	Zoning	Industrial IR200
Ceiling Height	17'	Parking	70 +/-
Roof	Rubber (Gravel office	Distance To...	1.5 mi RT 8 / 5 mi I-84
Ext. Construction	Masonry	Total Acres	8.41
Date Built	1996	TAXES	
		Assessment	\$1,340,290.00
UTILITIES	Tenant /Buyer to Verify	Appraisal	\$1,914,700.00
Sewer	yes	Mill Rate	36.86
Water	yes	Taxes	\$49,403.08
Gas	yes		
Electrical		TERMS	
Amps	2,000	Sale	\$2,900,000.00
Volts	480v		
Phase	3Ph		







FLOOR PLAN

