

# Godin Property Brokers LLC



Commercial / Industrial

## FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**131 Main Street  
Unit 107  
Thomaston, CT 06787**

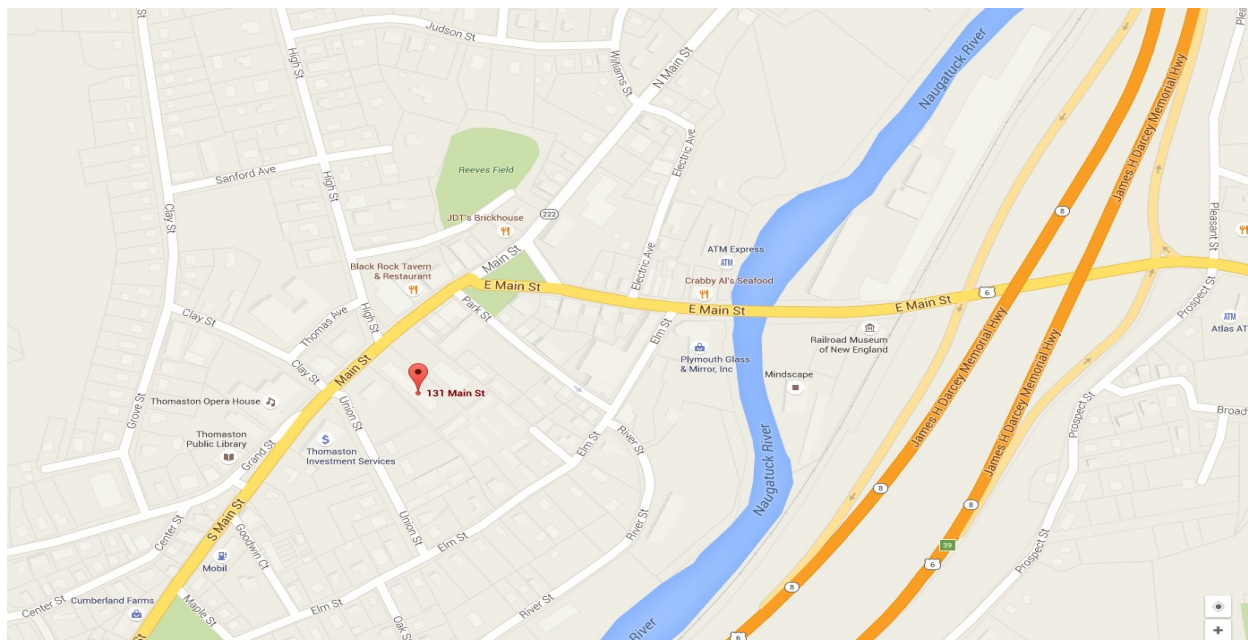
**998+/- S/F Retail Space  
Located in Busy Main Street Plaza  
Ideal for All Retail/ Office Users  
Paint and Flooring Allowance  
Ample Parking  
Lease: \$1,300 Monthly + Utilities**



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# PROPERTY DATA FORM

|                         |           |                              |                        |
|-------------------------|-----------|------------------------------|------------------------|
| <b>PROPERTY ADDRESS</b> |           | 131 Main Street, #107        |                        |
| <b>CITY, STATE</b>      |           | Thomaston, CT 06787          |                        |
| <b>BUILDING INFO</b>    |           | <b>MECHANICAL EQUIP.</b>     |                        |
| Avail S/F               | 9,440 +/- | Air Conditioning             | Central                |
| Number of floors        | 1         | Sprinkler / Type             | No                     |
| Avail S/F               | 998 +/-   | Type of Heat                 | Gas                    |
| Will subdivide to       | N/A       | <b>OTHER</b>                 |                        |
|                         |           | Total acres                  |                        |
|                         |           | Parking                      | Ample                  |
| Ceiling Height          |           | State Route / Distance To... |                        |
| Ext. Construction       | Siding    | <b>TAXES</b>                 |                        |
| Roof                    | Gable     | Assessment                   |                        |
| Date Built              | 1989      | Mill Rate                    |                        |
| <b>UTILITIES</b>        |           | Taxes                        |                        |
| Sewer                   | City      | <b>TERMS</b>                 |                        |
| Water                   | City      | Lease rate                   | \$1,300/mo + Utilities |
| Gas                     | Yes       |                              |                        |
| Electrical              | 200 Amps  |                              |                        |



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