



**FOR LEASE**

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**58 Commercial Street  
Watertown, CT 06795**

**6,462 +/- S/F Industrial Space  
Ideal for Light Manufacturing/Warehouse Users  
Three Offices / Private Bath  
Loading Dock & 12'6" Ceiling Heights  
Heavy Power**

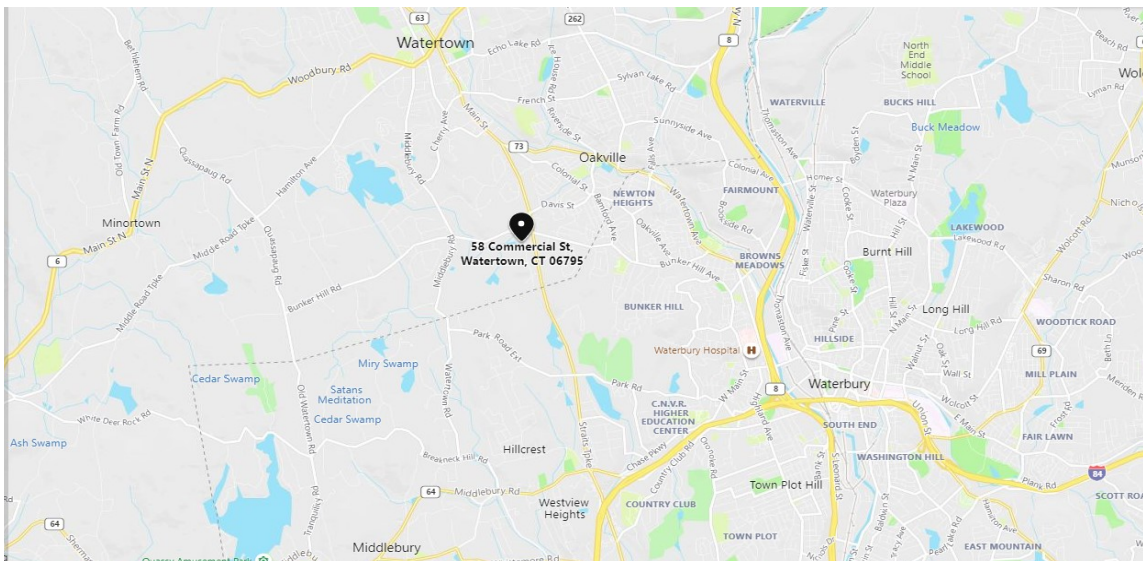
**Lease Price: \$7.50 PSF + NNN+ Utilities**



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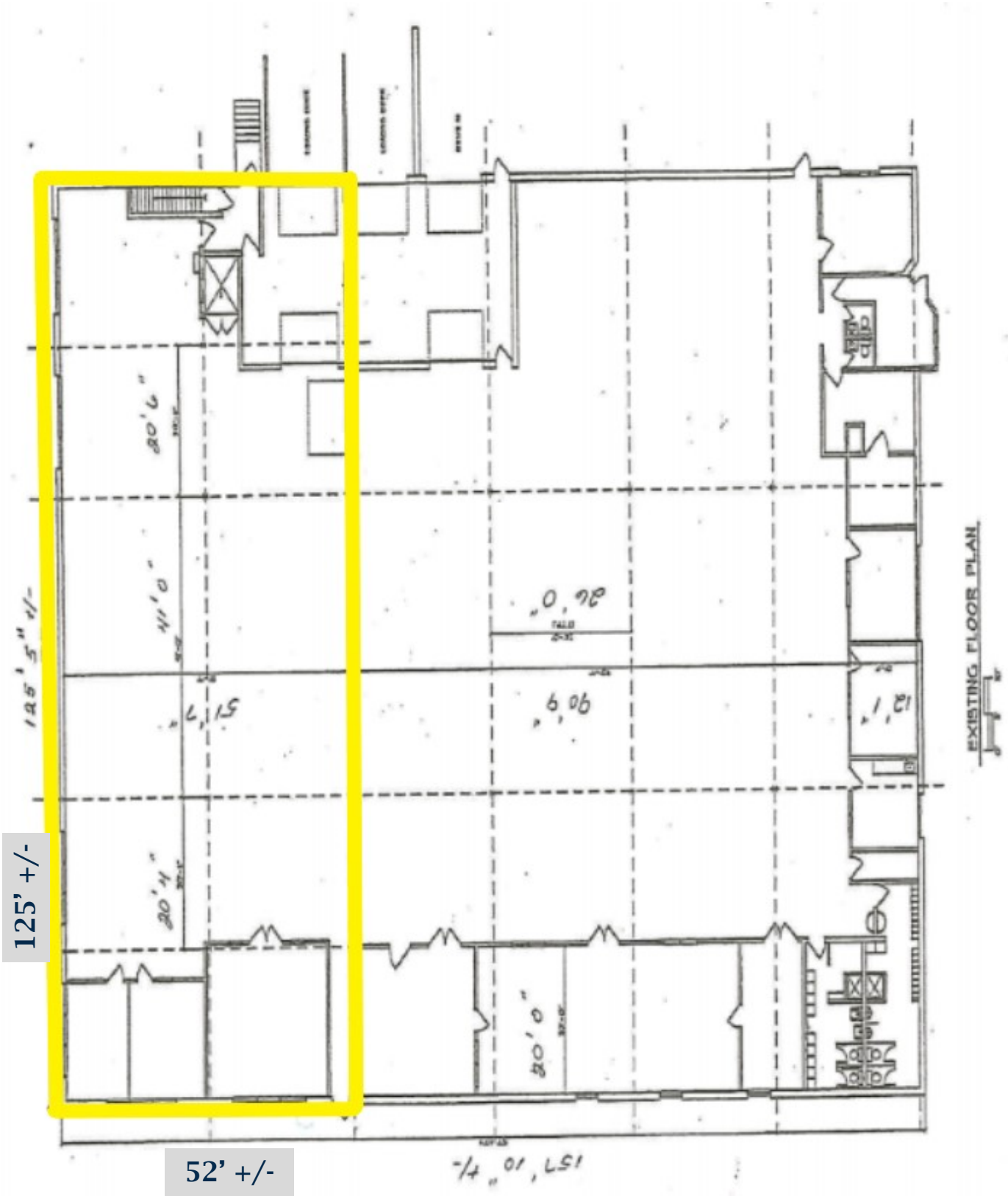
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>58 Commercial Street</b>	
<b>CITY, STATE</b>		<b>Watertown, CT 06795</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	25,498 +/-	Air Conditioning	Possible
Available S/F	6,462 +/-	Sprinkler / Type	No
Office Space	750 +/-	Type of Heat	Gas
Available docks	1	<b>OTHER</b>	
Drive-in Door	Possible	Acres	2.81
Ext. Construction	Masonry	Zoning	IR-80
Ceiling Height	12' 4" Main Level	Parking	43+/-
		Distance To...	I84 - 2 miles
		<b>TERMS</b>	
Roof	New Rubber EPDM	Lease	\$7.50 PSF + NNN + Utilities
Date Built	1978/ addition 1983		(Nets est.\$2.50)
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	800 Amps/ 480 Volts		



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125' +/-

52' +/-

EXISTING FLOOR PLAN