

FOR LEASE

**CONTACT: ED GODIN, SIOR or
BRIAN GODIN**

E-mail: EgodinPB@gmail.com

BgodinPB@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**58 Commercial Street
Watertown, CT 06795**

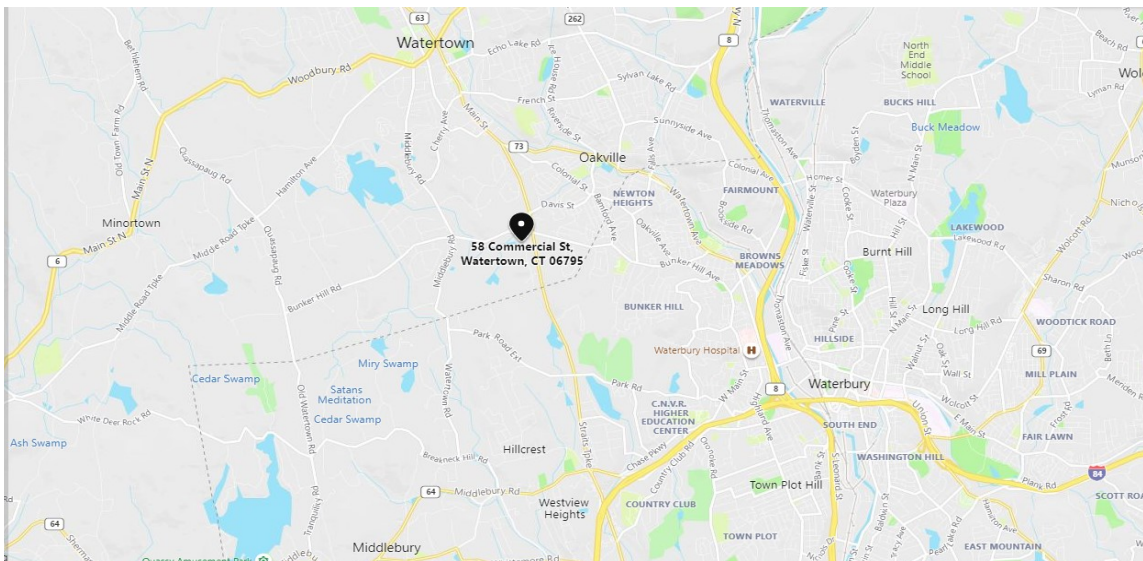
**6,462 +/- S/F Industrial Space
Ideal for Light Manufacturing/Warehouse Users
Three Offices / Private Bath
Loading Dock & 12'6" Ceiling Heights
Heavy Power**

Lease Price: \$7.50 PSF + NNN+ Utilities



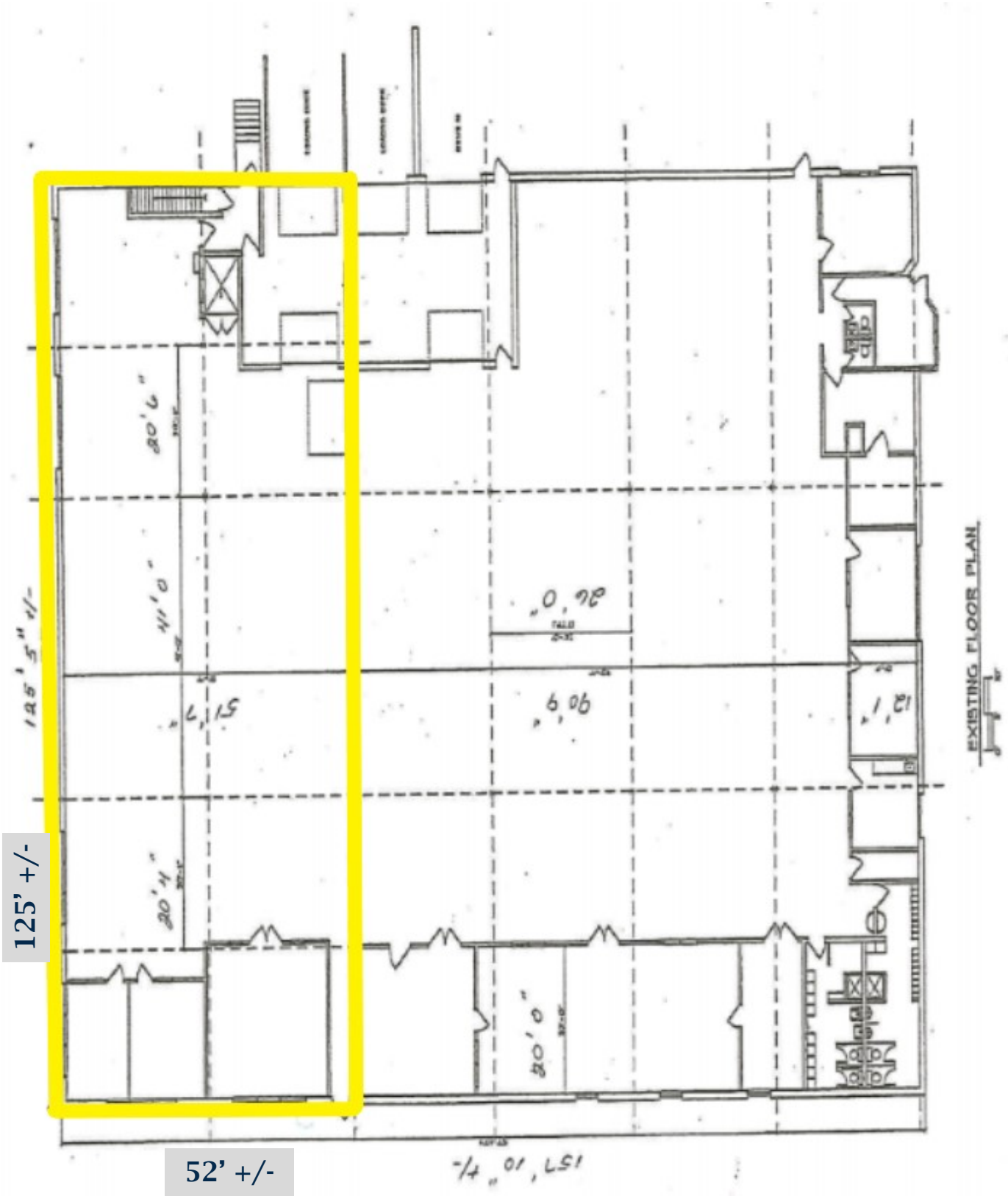
PROPERTY DATA FORM

PROPERTY ADDRESS		58 Commercial Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
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	OTHER	
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
		TERMS	
Roof	New Rubber EPDM	Lease	\$7.50 PSF + NNN + Utilities
Date Built	1978/ addition 1983		(Nets est.\$2.50)
UTILITIES	Tenant/Buyer to Verify		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	800 Amps/ 480 Volts		



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.





125' +/-

52' +/-