

# FOR LEASE



***76 Watertown Rd  
Thomaston, CT 06787***

**Stunning Office & Warehouse Space**

**Located Just Off RT 8 at Exit 38**

**In Thomaston's Vibrant New Power Center**

**Ideal for Many Office and/or Warehouse Needs**

**2 Suites Can Be Combined for up to a Total of 5,600 +/- Leasable S/F**

**Suite 2J Approx 2,941 +/- S/F**

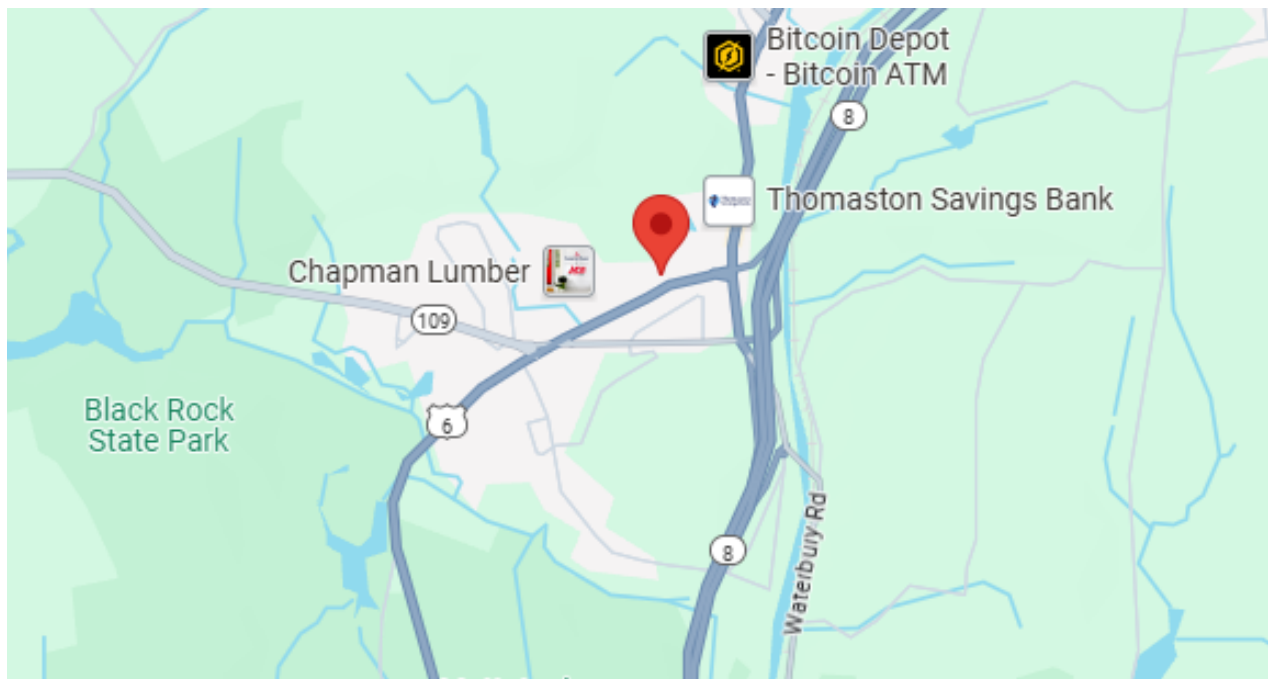
**Suite 2D Approx 2,650 +/- S/F**

**Lease Rate: \$16.00 - \$19.00 PSF NNN + Utilities**

# PROPERTY DATA FORM

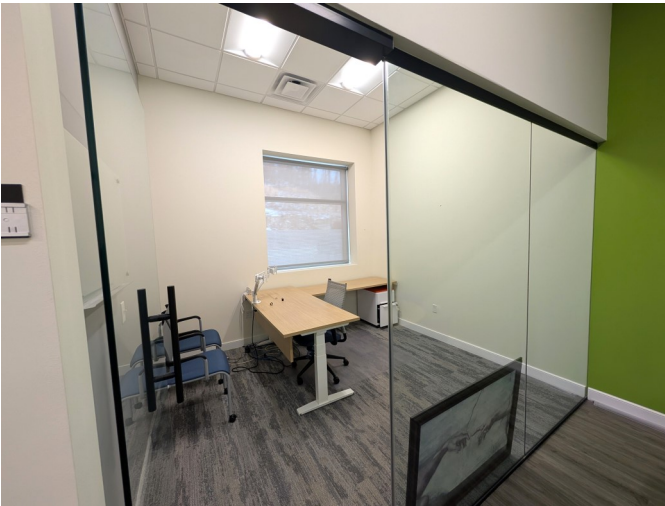
<b>PROPERTY ADDRESS</b>	<b>76 Watertown Road</b>
<b>CITY, STATE</b>	<b>Thomaston, CT 06787</b>

<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	5,600 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	2,650 +/-	<b>TAXES</b>	
Avail. Docks		Assessment	
Ext. Construction	Block	Mill Rate	
Int. Construction		Taxes	TBD
Ceiling Height	8' - 16'	<b>OTHER</b>	
Roof	New	Total Acres	8 +/-
Date Built	2015	Zoning	Commercial
<b>UTILITIES</b>		Parking	Ample
Sewer	City	State Route / Distance To...	Route 8 / Exit 38
Water	City	<b>TERMS</b>	
Gas	Yes	Lease Rate	\$16-\$19 PSF NNN + Utilities
Electrical	200 amps		NNN approx. \$4.61



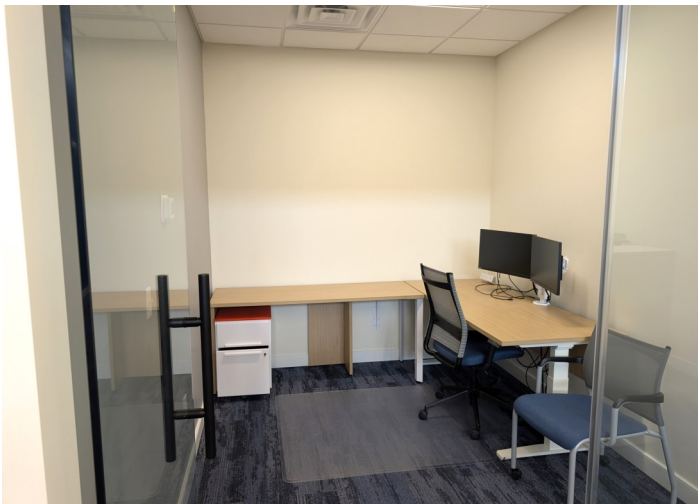
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**Suite 2D**  
**2,650 +/- S/F**

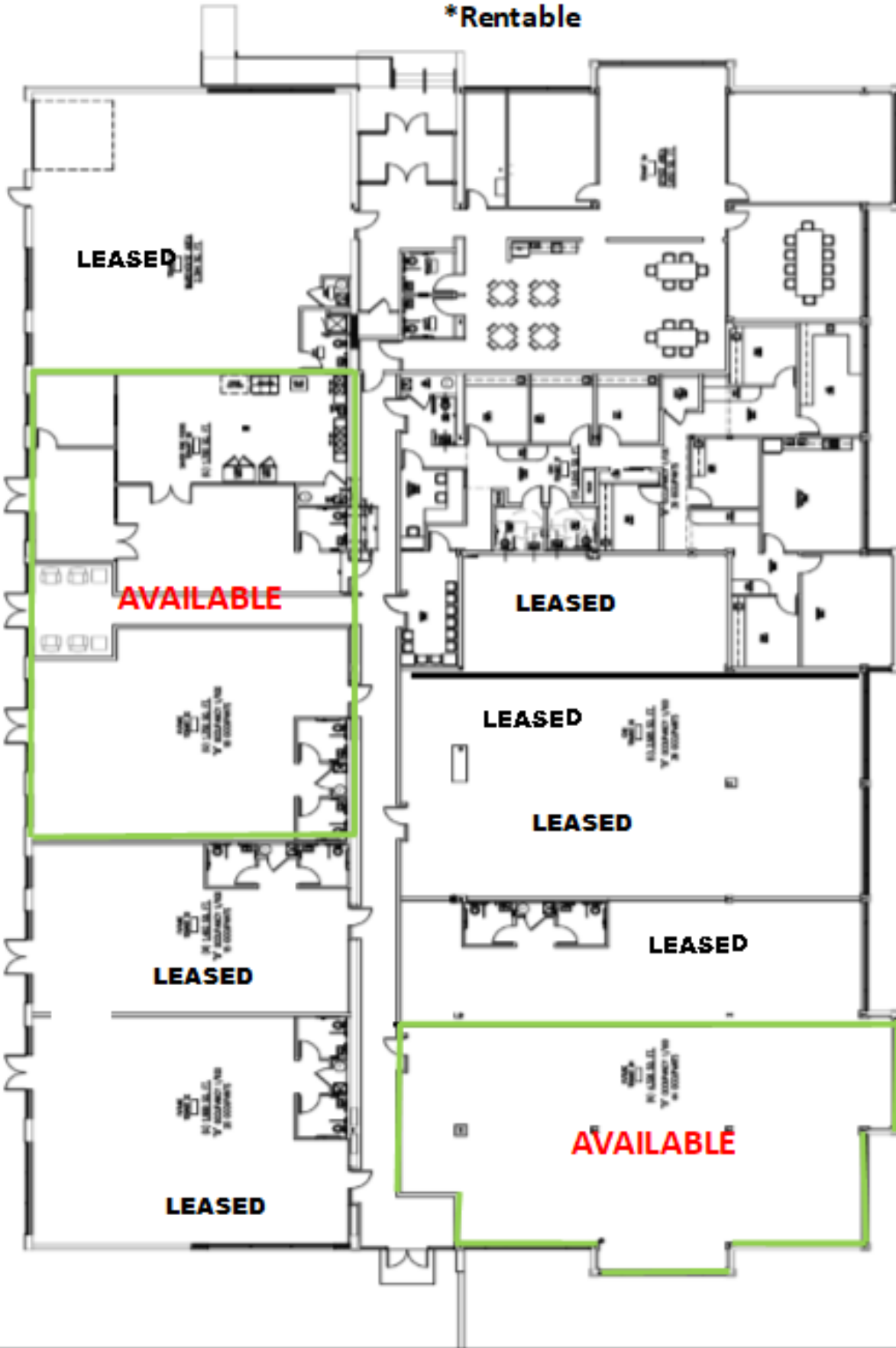




**Suite 2J**  
**2,941 +/- S/F**



\*Useable  
\*Rentable



A2

DLM Professional Plaza  
75 Waterbury Road  
Thomaston, Connecticut

Second Floor  
Tenant Spaces

UNIT	SUITE	SQ. FT.	DATE	STATUS

