

# 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 6,186 Leasable S/F**

**Suite 2J Approx 1,800 +/- Usable S/F**

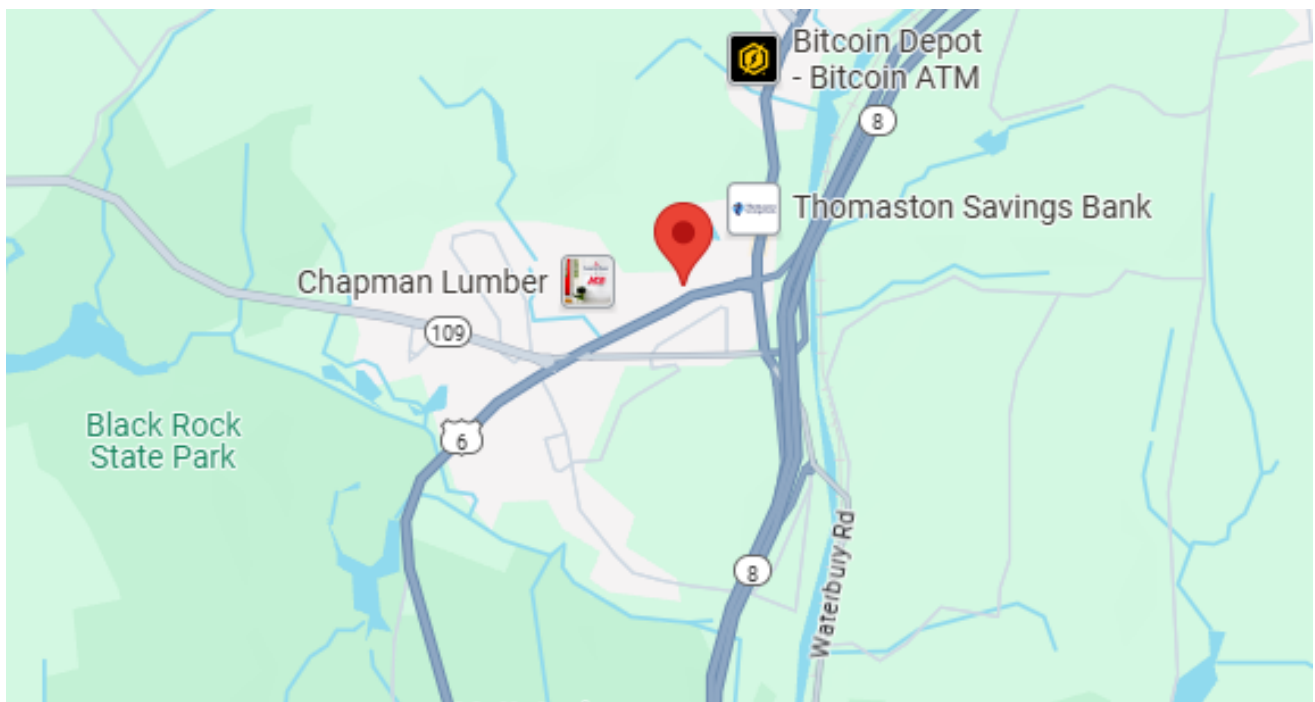
**Suite 2D Approx 4,025 +/- Usable S/F**

**Lease Rate: \$16.00 - \$19.00 PSF Modified Gross**

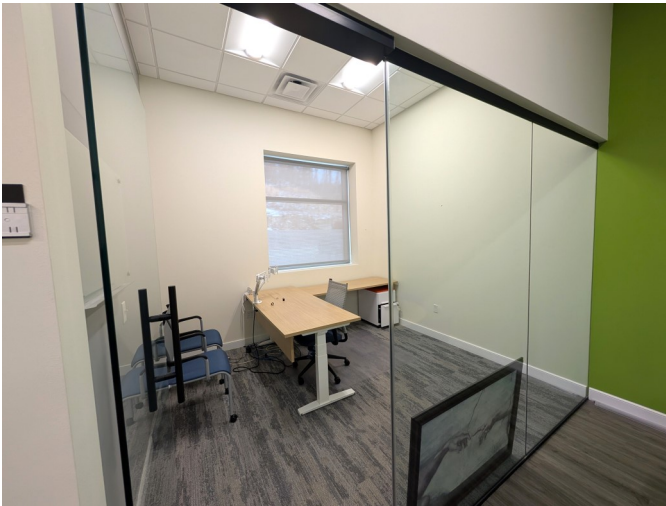
# PROPERTY DATA FORM

PROPERTY ADDRESS	76 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	6,186 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	1,800 +/-	<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 Mod. Gross
Electrical	200 amps		



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



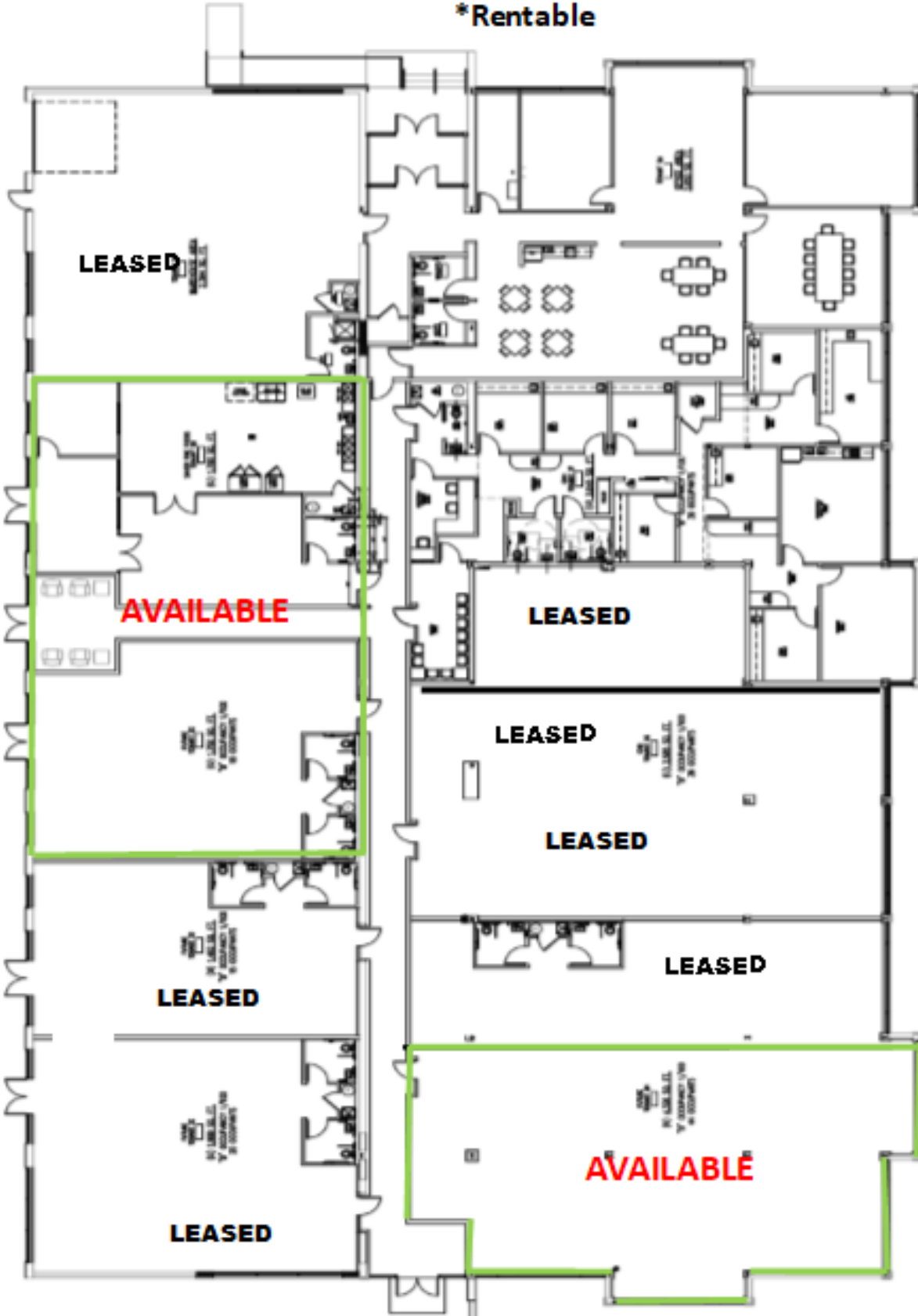
**Suite 2D**  
**4,025 +/- Usable S/F**



**Suite 2J**  
**1,800 +/- Usable S/F**



\*Useable  
\*Rentable



A2

DLM Professional Plaza  
75 Waterbury Road  
Thomaston, Connecticut

Second Floor  
Tenant Spaces

UNIT	SUITE	SQ. FT.	DATE	STATUS

