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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



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

**Stunning Retail, Office & Warehouse Space
Located Just Off RT 8 at Exit 38
In Thomaston's Vibrant New Power Center
Ideal for Many Retail, Office and/or Warehouse Needs**

Suite 1B: 1,200 +/- S/F - Retail

Suite 2D: 3,245 +/- S/F - Warehouse/Office

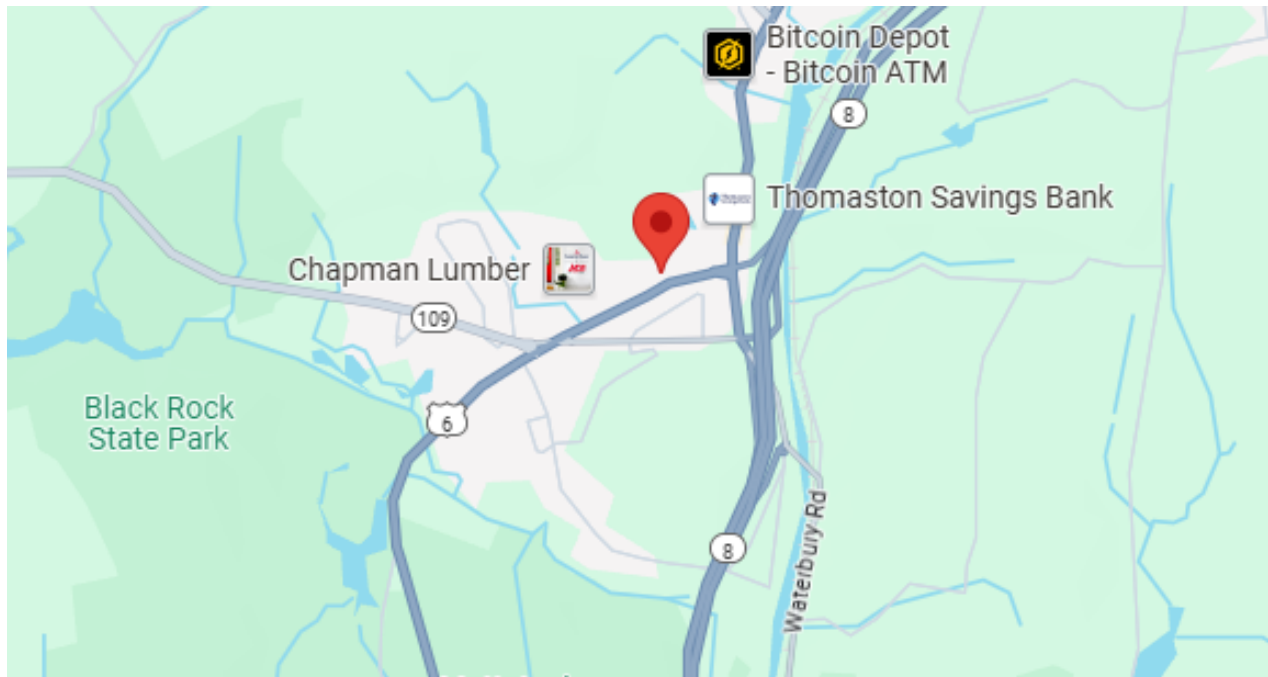
Lease Rate: \$16.00 - \$19.00 PSF NNN + Utilities

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.

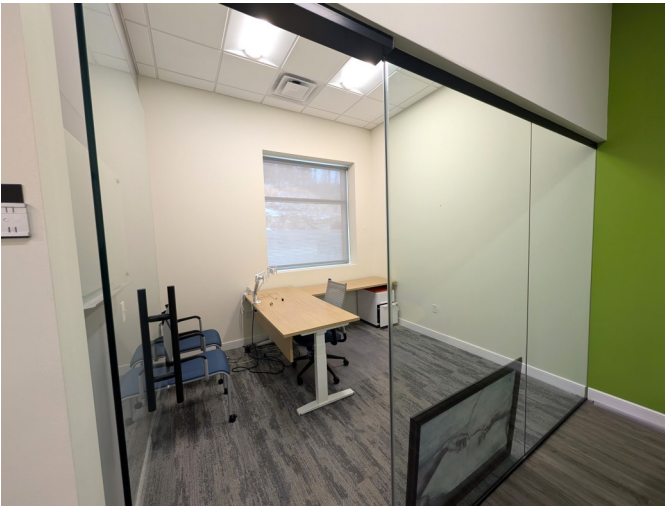
PROPERTY DATA FORM

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

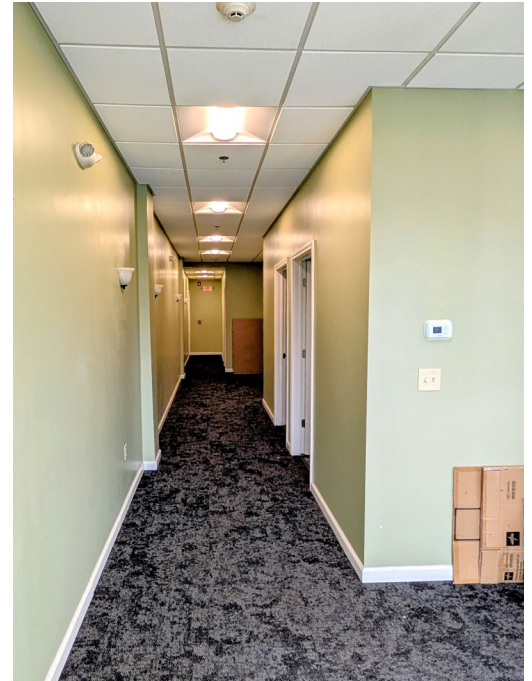
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	4,445 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	1,200 +/-	TAXES	
Avail. Docks		Assessment	
Ext. Construction	Block	Mill Rate	
Int. Construction		Taxes	
Ceiling Height	8' - 16'	TBD	
Roof	New	OTHER	
Date Built	2015	Total Acres	
UTILITIES		8 +/-	
Sewer	City	Zoning	
Water	City	Commercial	
Gas	Yes	Parking	
Electrical	200 amps	Ample	
		State Route / Distance To...	
		Route 8 / Exit 38	
		TERMS	
		Lease Rate	
		\$16-\$19 PSF NNN + Utilities	
		NNN approx. \$4.61	



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Suite 2D
3,245 +/- S/F



Suite 1B
1,200 +/- S/F



*Useable
*Rentable

A2

DLM Professional Plaza
75 Watertown Road
Thomaston, Connecticut

Second Floor
Tenant Spaces

UNIT	SQ. FT.	DATE	STATUS	REMARKS
101	1,200	1/1/17	LEASED	
102	1,200	1/1/17	LEASED	
103	1,200	1/1/17	LEASED	
104	1,200	1/1/17	LEASED	
105	1,200	1/1/17	LEASED	
106	1,200	1/1/17	LEASED	
107	1,200	1/1/17	LEASED	
108	1,200	1/1/17	LEASED	
109	1,200	1/1/17	LEASED	
110	1,200	1/1/17	LEASED	
111	1,200	1/1/17	LEASED	
112	1,200	1/1/17	LEASED	
113	1,200	1/1/17	LEASED	
114	1,200	1/1/17	LEASED	
115	1,200	1/1/17	LEASED	
116	1,200	1/1/17	LEASED	
117	1,200	1/1/17	LEASED	
118	1,200	1/1/17	LEASED	
119	1,200	1/1/17	LEASED	
120	1,200	1/1/17	LEASED	

