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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**1100 Buckingham Street
Unit 7**

Watertown, CT 06795

**18,000 +/- S/F Industrial Warehouse Space
Modern Facility Suitable for a Wide Variety of
Warehouse or Manufacturing Operations
Offices will be Removed with +/- 1,000 S/F to Remain
Great location - 2 miles from Route 8**

**2 Loading Docks - 19' Ceilings - Low Operating Expenses
All Municipal Utilities (Water/ Sewer/ Natural Gas)**

Lease Rate: \$7.50 PSF NNN

New Dock Area



PROPERTY DATA FORM

PROPERTY ADDRESS

1100 Buckingham Street Unit 7

CITY, STATE

Watertown, CT 06795

BUILDING INFO

Total S/F 325,000 +/-
 Number of floors 1
 Avail S/F 18,000 +/-
 Office space 1,000 +/-
 Ext. Construction Masonry
 Available Loading Doors
 Loading locks 2
 Drive in Possible
 Ceiling Height 19'
 Date Built 1970
 Roof Rubber membrane

UTILITIES

Sewer Yes
 Water Yes
 Gas Yes
 Electrical 400 Amps - 480 V

MECHANICAL EQUIP.

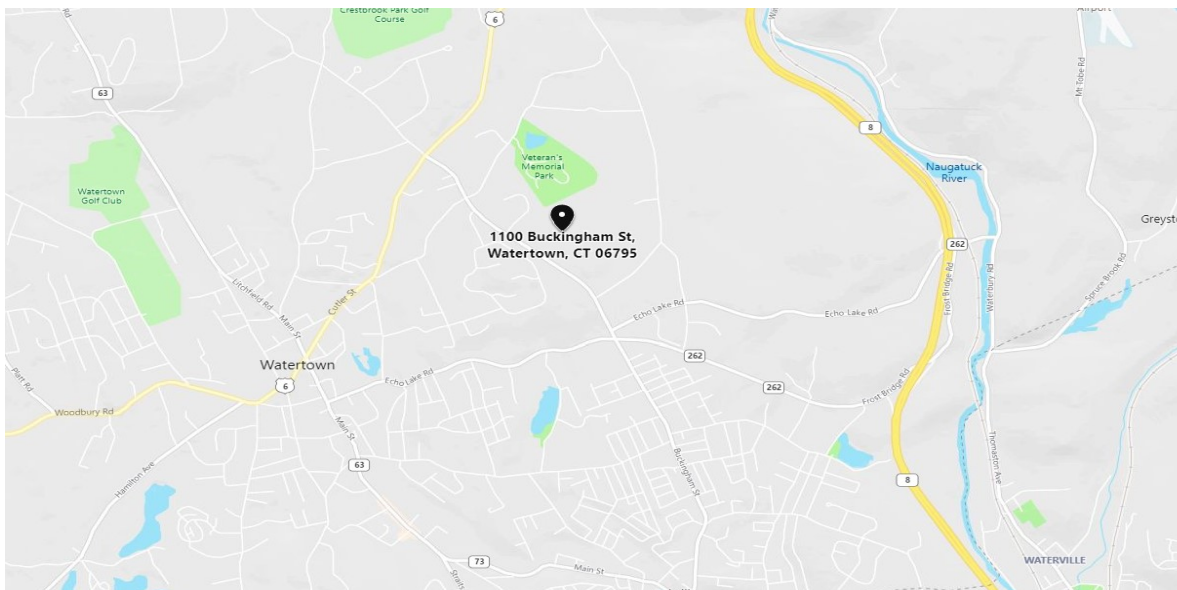
Air Conditioning Yes
 Sprinkler / Type Yes
 Type of Heat Gas
OTHER
 Acres 55
 Zoning IP
 Parking Ample
 State Route / Distance To... RTE 8 /2 Miles

TAXES

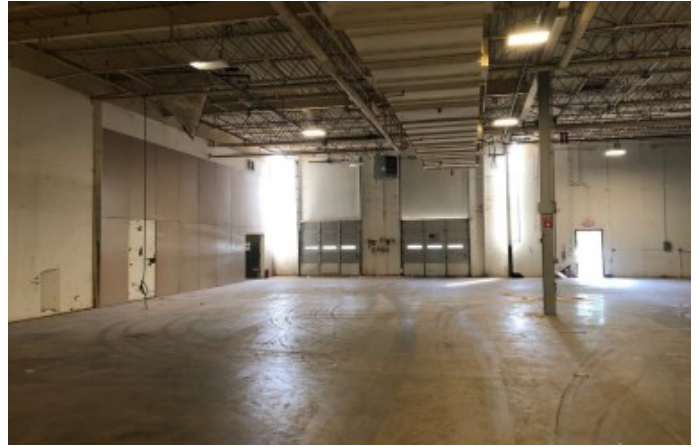
Assessment \$9,869,230
 Mill Rate 28.37
 Taxes \$.86 PSF Annually

TERMS

Lease \$7.50 PSF NNN



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Pictures are Illustrative of Space After Demo



Picture Shows Area of New Dock Placement

RISDON - AMS

Total SQ-FT - 104,000
MCD and Corp. Offices 11,000 SQ-FT

