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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR LEASE



**1100 Buckingham Street  
Unit 7**

**Watertown, CT 06795**

**17,000 +/- 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 17,000 +/-  
 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.

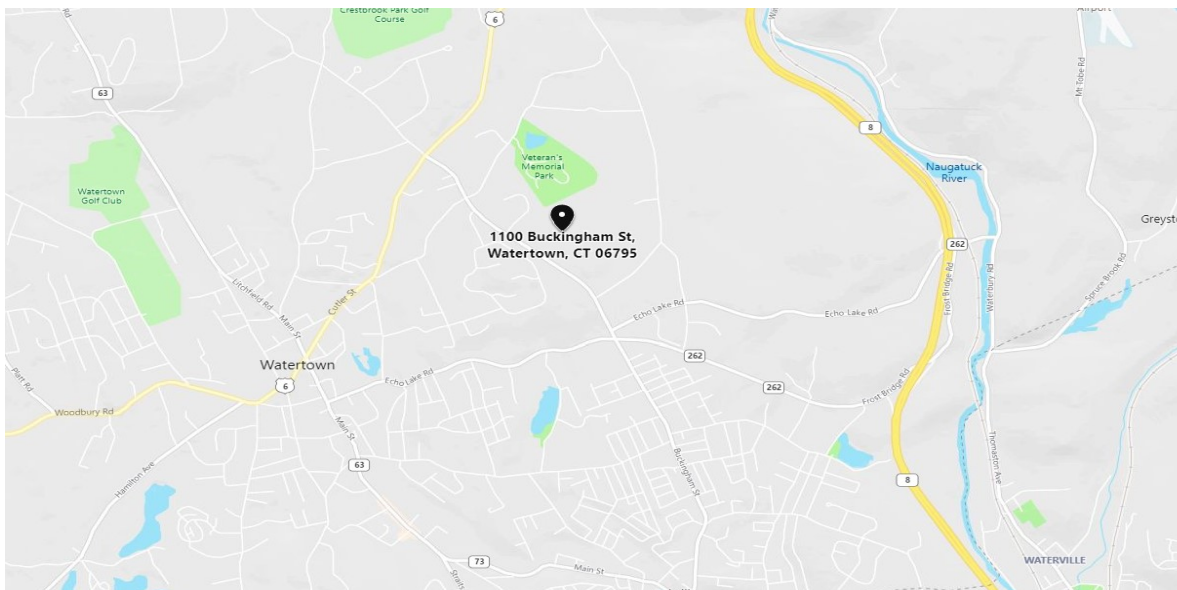
Air Conditioning Yes  
 Sprinkler / Type Yes  
 Type of Heat Gas  
**OTHER**  
 Acres 55  
 Zoning IP  
 Parking Ample  
 State Route / Distance To... RTE 8 /2 Miles

## TAXES

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

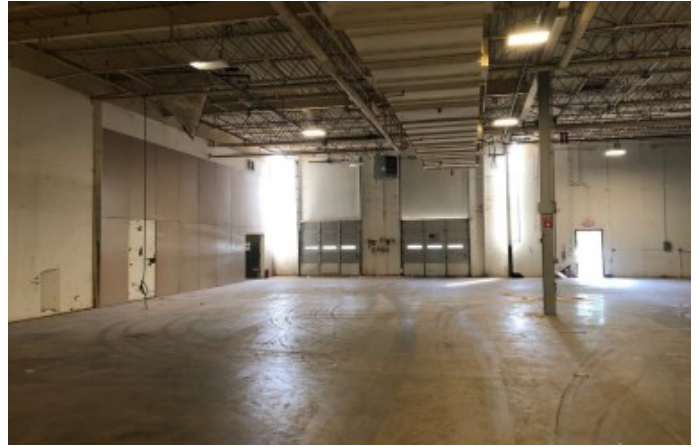
## TERMS

Lease \$7.50 PSF NNN



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**Pictures are Illustrative of Space After Demo**



**Picture Shows Area of New Dock Placement**

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