

FOR LEASE

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320 Sylvan Lake Rd Watertown, CT 06795 Owner May Divide

Great Location, 1 Mile from RT 8

14' Clear Height - New Dock Installed

Offices will be Removed with +/- 1,000 S/F to Remain



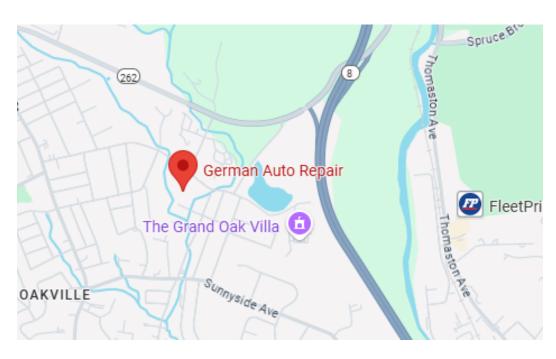
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PROPERTY DATA FORM

PROPERTY ADDRESS 320 Sylvan Lake Rd

CITY, STATE Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	28,000 +/-	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	14,000 +/-	Type of Heat	Gas/ FHA
Will Divide	5,000 +/-	OTHER	
Loading Docks	1	Acres	8.2
Low Docks	2		
Drive-in Doors	Possible	Zoning	Industrial
Ext. Construction	Masonry	State Route / Distance To	1 mile to RT 8
Ceiling Height	14'		
Roof	Asphalt Shingle	TAXES	
Date Built	1987	Assessment	\$1,578,080.00
UTILITIES		Taxes	\$.95 PSF Annually
Sewer	City	Mill Rate	28.37
Water	City		
Gas/Oil	Gas	TERMS	
Electrical	400 amp/ 120/208v / 3phase	Lease	\$9.00 PSF NNN

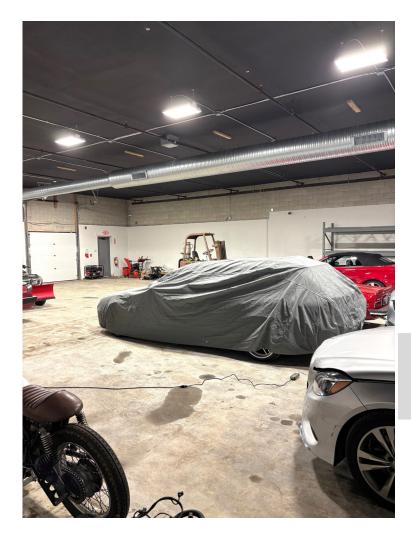


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Picture is Illustrative of Space After Demo

