

FOR LEASE

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***320 Sylvan Lake Rd
Watertown, CT 06795***

**14,000 +/- S/F Manufacturing /Warehouse Space
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
Offered at \$9.00 NNN**



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		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	TERMS	
Gas/Oil	Gas		
Electrical	400 amp/ 120/208v / 3phase	Lease	\$9.00 PSF NNN



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Picture is Illustrative of Space After
Demo



