

FOR LEASE

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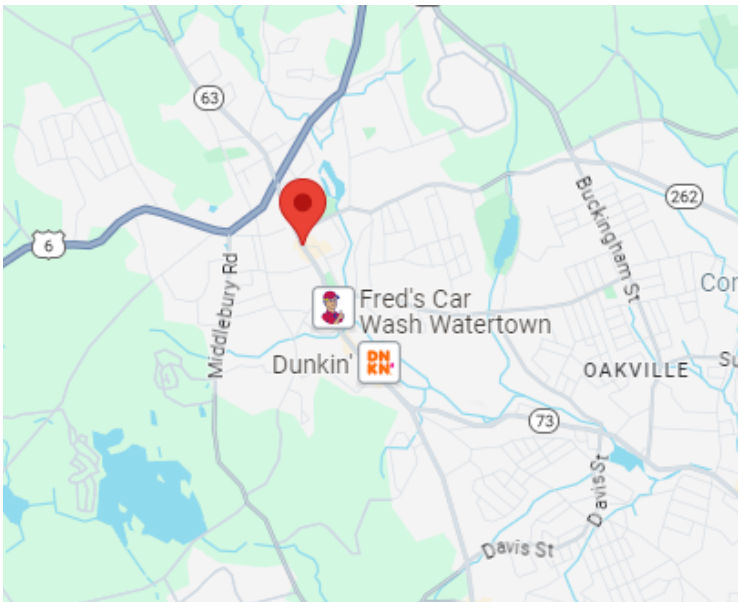
**620 Main Street
Watertown, CT 06795**

**10,000 +/- S/F Available
Retail/Office/Storage Space
Prime Location with High Visibility on Busy Main Street
Strong Traffic Counts - 15,300+ Cars Daily
Side Entrance on Ground Level
Lease \$9.00 PSF NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS		620 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,266 +/-	Air Conditioning	Possible
Floors	2	Sprinkler / Type	
Avail S/F	10,000 +/-	Type of Heat	Gas
Ceiling Height		OTHER	
		Acres	.79
Roof	Rubber Membrane / New 2013	Zoning	BC
Ext. Construction	Brick	Parking	Ample Parking Lot
Date Built	1935	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	City	Assessment	\$1,123,150.00
Water	City	Appraisal	\$1,604,500.00
Gas/Oil	Eversource	Mill Rate	28.37
Electrical	TBD	Taxes	\$31,864.00
		TERMS	
		Lease	\$9.00 PSF NNN



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