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Middlebury, CT, 06762

FOR LEASE



***1278 Main Street
Watertown, CT 06795***

**2,700 +/- S/F Office Space Available
8,016 S/F Retail/Office Building
Sub-dividable to 900 S/F
High Visibility and Ample Parking
Heavily Traveled Main Street (Route 63)
Lease Price: \$14 PSF + Utilities**



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	1278 Main Street West
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CITY, STATE	Watertown, CT 06795
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BUILDING INFO

Total S/F	8,016 +/-
Number of Floors	1
Avail. S/F	2,700 +/-
Will Subdivide To...	900
Avail. Docks	N/A
Ext. Construction	Masonry
Int. Construction	
Ceiling Height	9'
Roof	Asphalt Shingles
Date Built	1986

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	200 amps

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	No
Type of Heat	Gas

TAXES

Assessment
Mill Rate
Taxes

OTHER

Total Acres	1.5
Zoning	BG
Parking	Ample

TERMS

Lease Rate	\$14.00 PSF + Utilities
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