

# FOR LEASE

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***30 Echo Lake Road  
Watertown, CT 06795***



**Various Industrial & Office Suites  
Available**

**Great Central Location Minutes to  
Route 8**

**Very Economical Options with  
Loading Docks**

**Rents are Inclusive of Heat  
& Electricity for Some Spaces**

**Great Opportunity to Open a Retail,  
Gym or Small Manufacturing Shop**

**Lease Spaces Starting at  
\$286.00 monthly**

# PROPERTY DATA FORM

PROPERTY ADDRESS

30 Echo Lake Rd

CITY, STATE

Watertown, CT 06795

## BUILDING INFO

Total S/F 99,838 +/-

Number of floors 2

Avail S/F 20,680 +/-

Office space

Ext. Construction

Ceiling Height

Roof Asphalt

Date Built 1900

## UTILITIES

Sewer City

Water City

Gas / Oil Gas/ FA

Electrical

## MECHANICAL EQUIP.

Air Conditioning

Sprinkler / Type Wet

Type of Heat Natural Gas/ Eversource

## OTHER

Acres

Zoning

Parking Ample

State Route / Distance To...

## TAXES

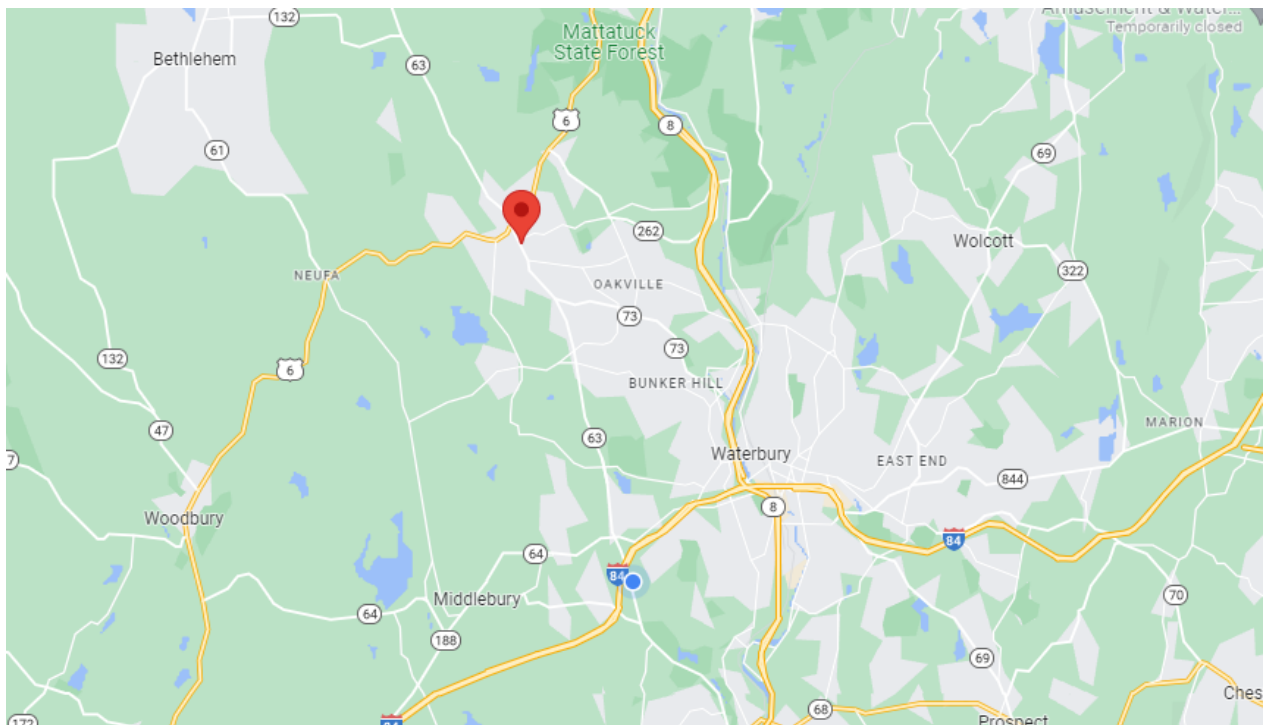
Assessment

Mill Rate

Taxes

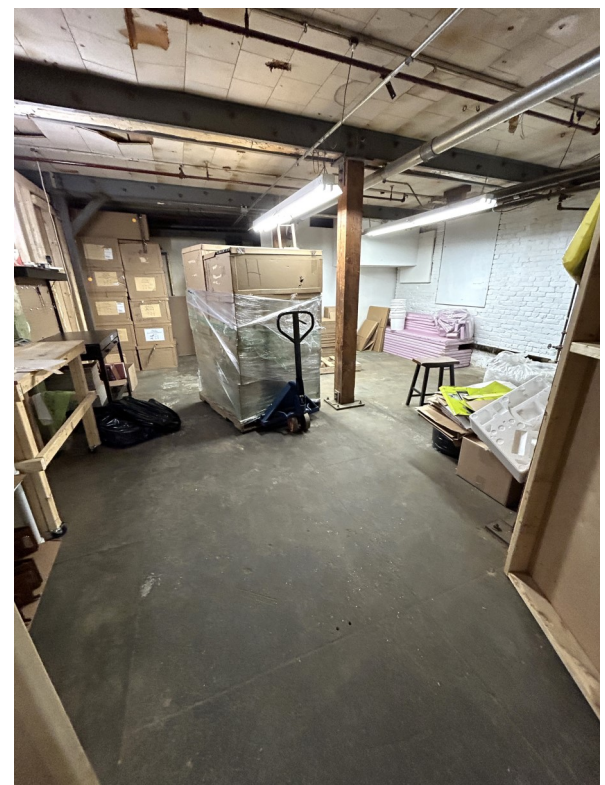
## TERMS

Lease Rate Starting at \$286.00/monthly



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30 Echo Lake Road Watertown					
Floor	Suite #	Description	Square Footage	Asking Price	Vacant / Leased
Lower Level	1-K	Workshop space	812 +/- s/f	\$13.00 / psf	Leased
Lower Level	1-G	Workshop space	144 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-2A	Storage space w acces to garage	880 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-5	2 Car garage space	1,263 +/- s/f	\$13.00 / psf	Leased
Lower Level	4-3	Car garage / warehouse w/ drive in door	6,512 +/- s/f	\$13.00 / psf	Leased
Lower Level	1-F	Storage space w acces to alley dock	420 +/- s/f	\$13.00 / psf	Leased
Main Level	2-A	Workshop / gym / storage / warehouse	2,181 +/- s/f	\$13.00 / psf	Vacant
Main Level	2-C	Warehouse / storage	264 +/- s/f	\$13.00 / psf	Vacant
Main Level	2-D	Office / storage with alley dock	2,059 +/- s/f	\$13.00 / psf	Vacant
Main Level	2-F	Office / storage / workshop	1,223 +/- s/f	\$13.00 / psf	Leased
Main Level	2-G	Office space	1,222 +/- s/f	\$13.00 / psf	Vacant
Upper Level	3-A	Office space	310 +/- s/f	\$13.00 / psf	Leased
Upper Level	3-B	Office space	304 +/- s/f	\$13.00 / psf	Leased
Upper Level	3-C	Office / warehouse / storage / gym	1,814 +/- s/f	\$13.00 / psf	Vacant
Upper Level	3-D	Warehouse / Storage	517 +/- s/f	\$13.00 / psf	Vacant
Upper Level	3-E	Gym / karate / yoga studio	1,686 +/- s/f	\$13.00 / psf	Vacant
Upper Level	3-F	Office / escape room / yoga studio	2,770 +/- s/f	\$13.00 / psf	Vacant