

FOR SALE/LEASE



**58 Commercial Street
Watertown, CT 06795**

**25,000 +/- S/F Industrial Building
12,571 +/- S/F Space Available
Ideal for Light Manufacturing/Warehouse Users
Six Offices & Large Open Area
Loading Dock & Oversized Drive-in Door
12'6" Ceiling Heights
Heavy Power
Lease Price: \$7.50 PSF + NNN+ Utilities
Offered at \$2,025,000.00**

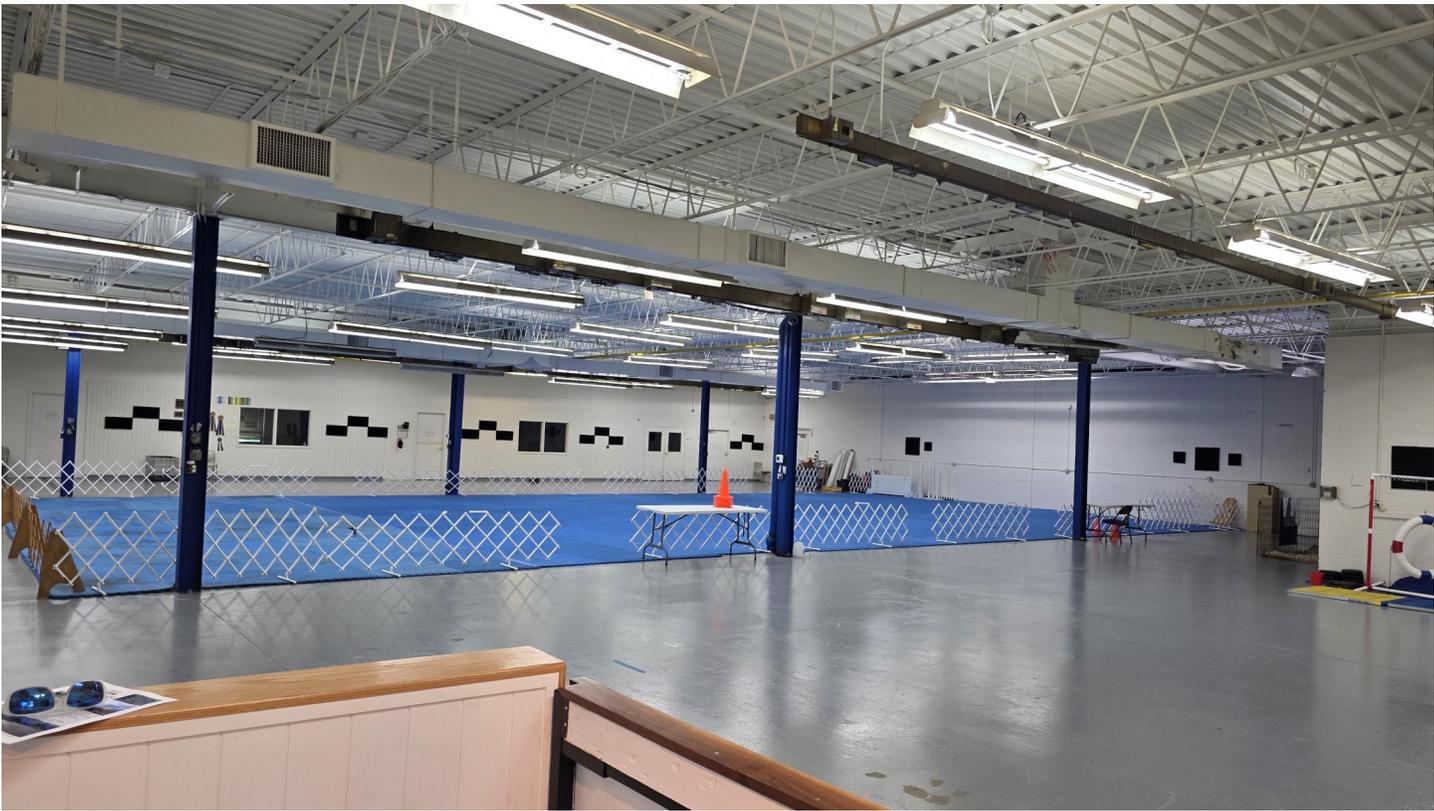
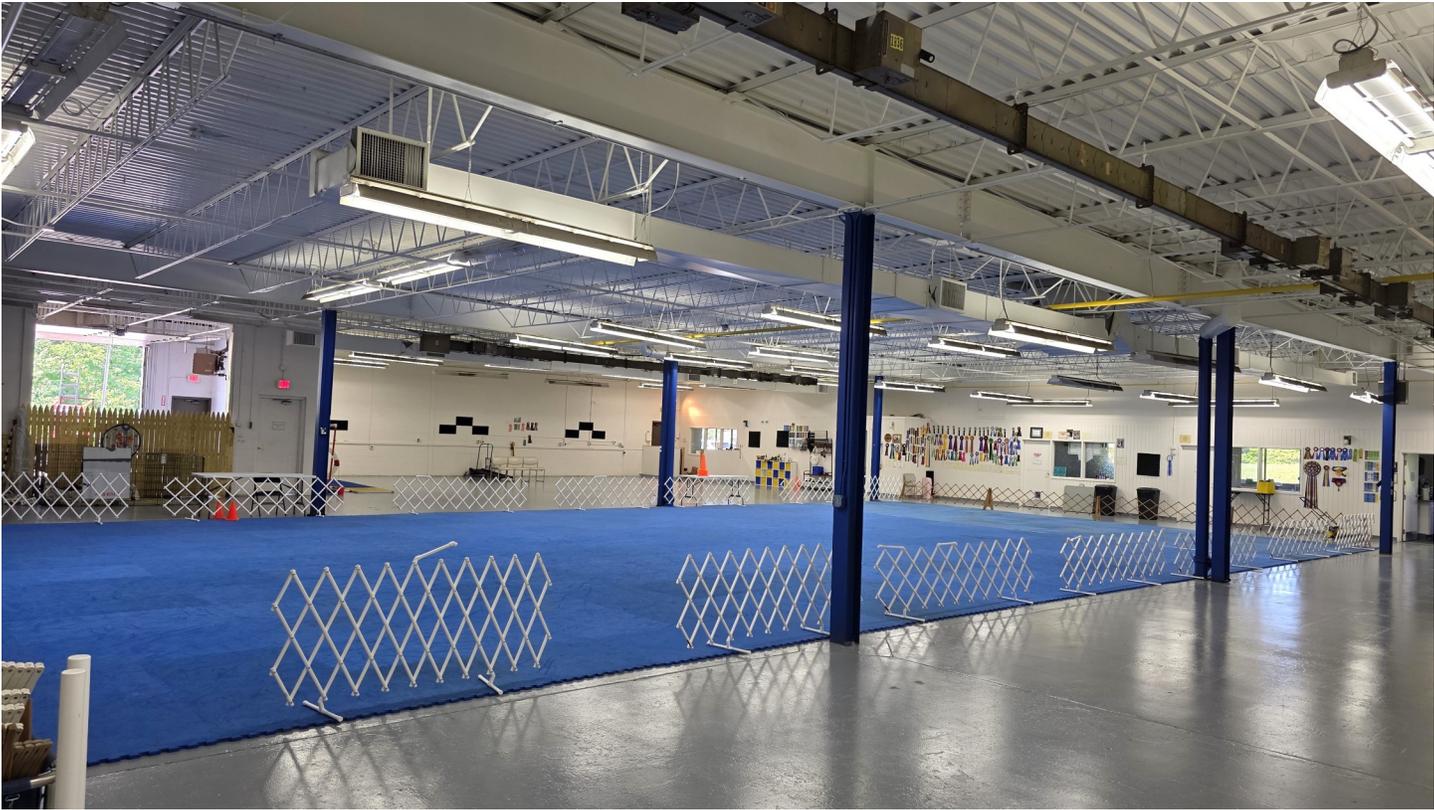


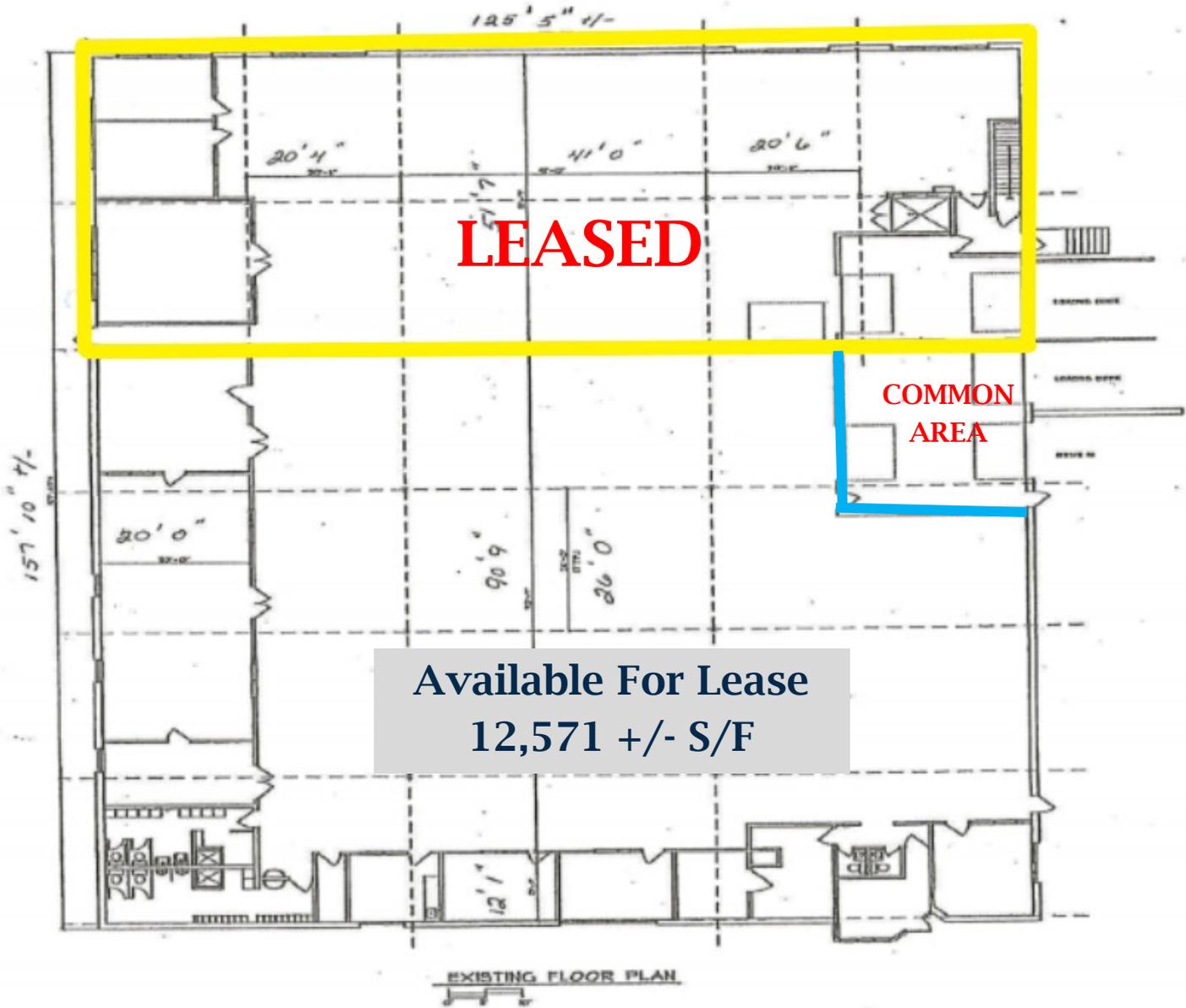
PROPERTY DATA FORM

PROPERTY ADDRESS		58 Commercial Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	25,498 +/-	Air Conditioning	Central
Available S/F	12,571 +/-	Sprinkler / Type	No
Office Space	1,250 +/-	Type of Heat	Gas - F/A
Available docks	2	OTHER	
Drive-in Door	1	Acres	2.81
Ext. Construction	Masonry	Zoning	IR-80
Ceiling Height	12' 6" Main Level	Parking	43+/-
		Distance To...	I84 - 2 miles
Roof	New Rubber EPDM	TAXES	
Date Built	1978/ addition 1983	Assessed	\$984,620.00
		Appraised	\$1,406,600.00
UTILITIES	Tenant/Buyer to Verify	Mill Rate	30.04
Sewer	City	Taxes	\$29,577.98
Water	City	TERMS	
Gas	EverSource	Lease (Nets est.\$2.50)	\$7.50 PSF + NNN + Utilities
Electrical	800 Amps/ 480 Volts	Sale	\$2,025,000.00



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Available For Lease
12,571 +/- S/F