

CONTACT: ED GODIN, SIOR
E-mail: Egodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR LEASE



**1100 Buckingham Street
Unit 7
Watertown, CT 06795**

15,000 +/- S/F Industrial Warehouse Space
Modern Facility Suitable for a Wide Variety of
Warehouse or Manufacturing Operations
Offices are Removed with +/- 1,000 S/F to Remain
Great location - 2 miles from Route 8
1 Loading Dock - 19' Ceilings - Low Operating Expenses
All Municipal Utilities (Water/ Sewer/ Natural Gas)
Lease Rate: \$7.95 PSF NNN



PROPERTY DATA FORM

PROPERTY ADDRESS	1100 Buckingham Street Unit 7
CITY, STATE	Watertown, CT 06795

BUILDING INFO

Total S/F	325,000 +/-
Number of floors	1
Avail S/F	15,000 +/-
Office space	1,000 +/-
Ext. Construction	Masonry
Available Loading Doors	
Loading locks	1
Drive in	Possible
Ceiling Height	19'
Date Built	1970
Roof	Rubber membrane

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	400 Amps - 480 V

MECHANICAL EQUIP.

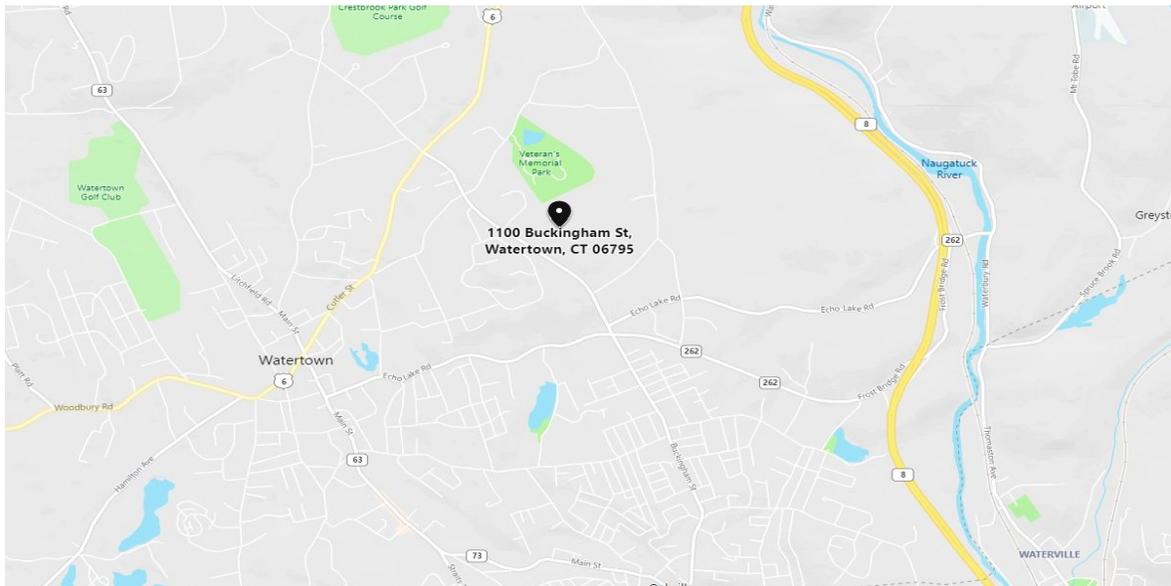
Air Conditioning	Yes
Sprinkler / Type	Yes
Type of Heat	Gas
OTHER	
Acres	55
Zoning	IP
Parking	Ample
State Route / Distance To...	RTE 8 /2 Miles

TAXES

Assessment	\$9,869,230
Mill Rate	28.37
Taxes	\$.86 PSF Annually

TERMS

Lease	\$7.95 PSF 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.



Pictures are Illustrative of Space After Demo



Picture Shows Area of New Dock Placement

