

FOR LEASE



**544 Straits Turnpike
Watertown, CT 06795**

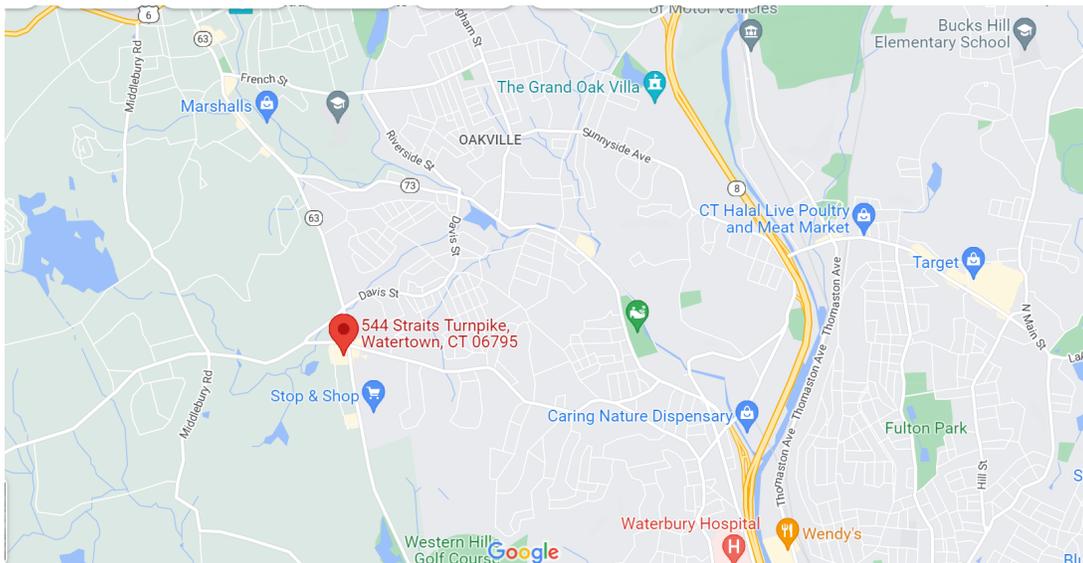
**Pioneer Plaza
Retail Space Available
1,100+/- Square foot Retail / Office
Other Tenants: Staples, ION Bank & Sakura
Meticulously Maintained on Busy Route 63
Asking \$15 PSF + NNN +Utilities**



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		544 Straits Turnpike	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	31,968	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,100 +/-	Type of Heat	FHA-Electric pump
Sub-dividable to	1,100+/-		
Ext. Construction	Brick veneer	OTHER	
Ceiling Height		Acres	3.28
Roof	Tar and gravel	Zoning	
Date Built	1985	Parking	Ample
		State Route / Distance To...	Route 8/ I-84
		Lease Terms	
		Lease price	\$15 PSF + NNN
UTILITIES	Tenant/Buyer to Verify	Total NNN	\$8.67 PSF
Sewer	City	CAMS =	\$5.24 PSF
Water	City	Taxes =	\$3.43 PSF
Gas			
Electrical	200 Amps		



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