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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**1100 Buckingham Street
Unit 1
Watertown, CT 06795**

**21,500 +/- S/F (Divisible)
Ideal for Corporate Offices, Engineering, R+D Operations
with Production or Warehouse Possible
Currently Primarily Finished Office Area
6,000 +/- S/F Can Be Higher Bay Warehouse
Low Operating Expenses & Loading Access**

Lease Rate: \$6.95 PSF NNN





**Great Park like location - 2 miles from Route 8
Owner will Divide - Huge Parking Area
All Municipal Utilities (Water/ Sewer/ Natural Gas)**



PROPERTY DATA FORM

PROPERTY ADDRESS 1100 Buckingham Street Unit 1

CITY, STATE Watertown, CT 06795

BUILDING INFO

Total S/F 325,000
 Number of floors 1
 Avail S/F 21,500 +/-
 Office space 18,000 +/-
 Divisible to 10,000 +/-
 Ext. Construction Masonry
 Loading locks Possible
 Drive in Possible
 Ceiling Height 11' - 19'
 Date Built 1970
 Roof Rubber membrane

MECHANICAL EQUIP.

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

UTILITIES

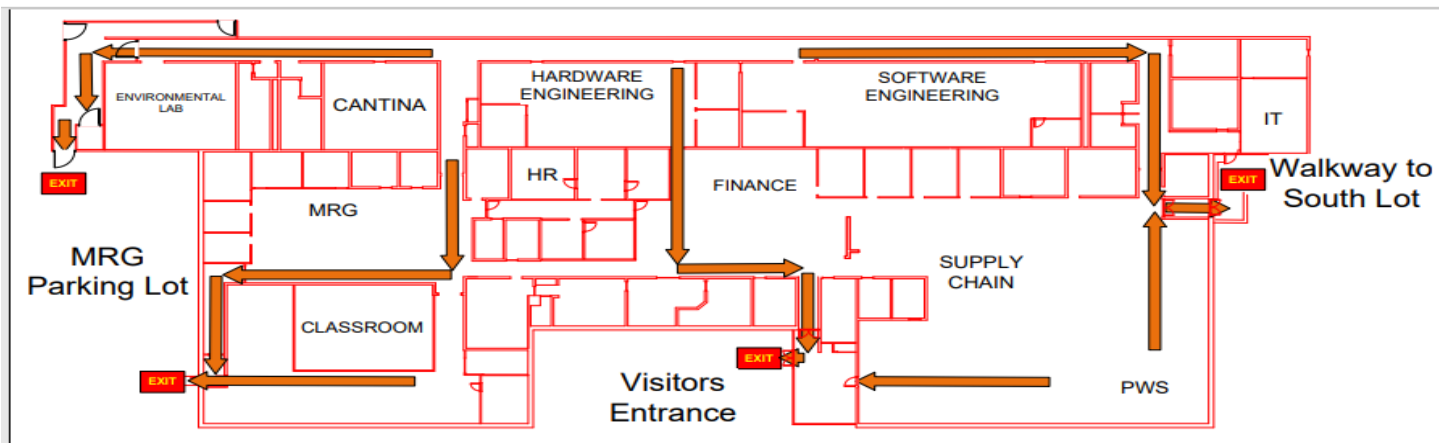
Sewer Yes
 Water Yes
 Gas EverSource
 Electrical 400 & 600 Amps - 480 V

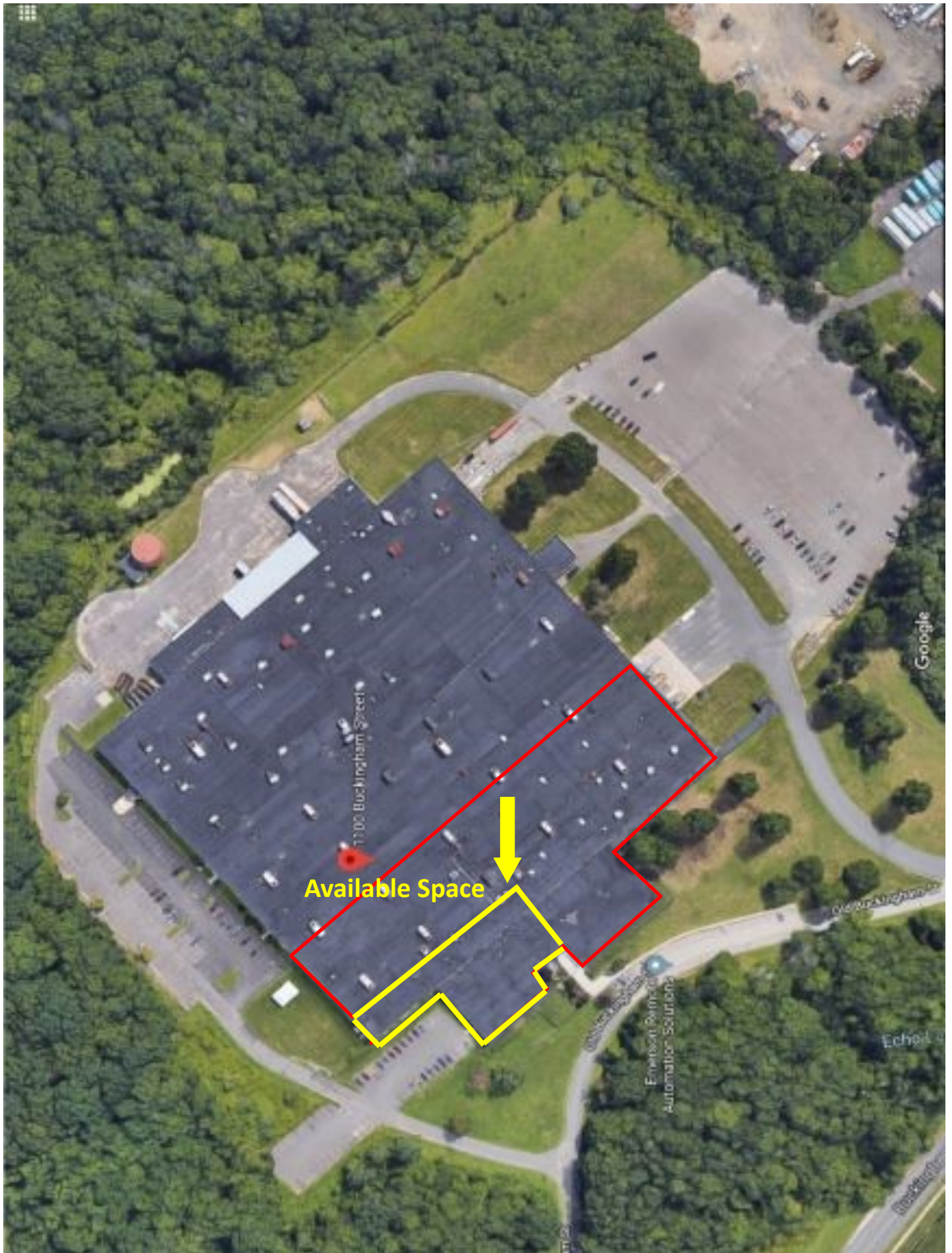
TAXES

Assessment \$1,165,360.00
 Mill Rate 30.04
 Taxes \$.93 PSF Annually

TERMS

Lease \$6.95 PSF NNN
 NNN = +/- \$1.20





Available Space

1100 Buckingham Street

Google

Emission Permit
Automation Solutions

Echelon

