

FOR SALE

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184

**178 -184 Commercial St.
Watertown, CT 06795**

Two Freestanding Industrial Buildings on 2.5 Acres

Front Building: 12,500 S/F & is Vacant

Rear Building: 10,000 S/F & is Leased

Great High Traffic Location Minutes From Highways

Ideal For Manufacturing or Assembly Operations

Heavy Power with Good Parking and Loading

Lease Rate: TBD

Offered at \$995,000.00



178

PROPERTY DATA FORM

PROPERTY ADDRESS 178 & 184 Commercial Street

CITY, STATE Watertown, CT 06795

BUILDING 184 INFO		BUILDING 178 INFO	
Total S/F	12,500	Total S/F	10,000
Number of floors	1	Number of floors	1
Avail S/F	12,500	Avail S/F	10,000
Office space	500	Office space	1,000
Ext. Construction	Masonry	Ext. Construction	Masonry
Roof	Rubber	Roof	Asphalt built up 2006
Ceiling height	9' 6"	Ceiling height	11' 5"
Total/ avail docks	1	Total/ avail docks	1 partial
Total overhead doors	1	Total overhead doors	4
Date Built	1961	Date Built	1963
UTILITIES	Tenant /Buyer to Verify	UTILITIES	Tenant /Buyer to Verify
Sewer	Yes	Sewer	Yes
Water	Yes	Water	Yes
Gas	EverSource	Gas	EverSource
Electric	2,000 Amps	Electric	600 amps/240 volts
	120 / 208v 3 Phase		
MECHANICAL EQUIP.		MECHANICAL EQUIP.	
Air Conditioning	Yes	Air Conditioning	No
Sprinkler / Type	Yes / Wet	Sprinkler / Type	No
Type of Heat	Gas - Hot Air	Type of Heat	Gas
OTHER	Total Properties /Both Buildings	TERMS	
Acres	2.51	Lease	TBD
Zoning	Industrial	Sale	\$995,000.00
Parking	60 +/-	<u>Current Tenants/Terms</u>	
State Rte. distance to	I-84 - 3 miles / Rt 8- 3 miles	<u>Building 178</u>	
TAXES	Total Properties /Both Buildings	Joseph Resendes: \$5,500.00 Gross + Utilities	
Assessment	\$773,990.00	& Own Landscaping /Snow	
Appraisal	\$1,105,700.00	Current Lease ends 1/31/26	
Mill Rate	30.04	GMC Vehicle Parking: \$500/mo	
Taxes	\$23,250.65		

Building 184



Building 178





