



**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211,  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003



NAME OF BUILDING OR SITE FORMER TRAINING FACILITY

TOWN Watertown / Oakville ST. & NO. 290 & 320 Sylvan Lake Road ZIP 06779

DESCRIPTION 14,000 SF available for lease - Divides to 8,000 SF or 6,000 SF

WILL DIVIDE \_\_\_\_\_ PRESENT USES Industrial / Office POTENTIAL USES Industrial / Office

**BUILDING**

FLOORS	SF	Ceiling
1st bldg.	<b>28,000</b>	<b>14' (9')</b>
2nd bldg.		
3rd fl.		
Other		
Office SF		
Total SF avail.	<b>14,000</b>	
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built	<b>1987</b>	
No. O/H doors	<b>3 possible</b>	
Truck docks	<b>2 - 8 x 8</b>	
Parking		
Expansion		

**MECHANICAL EQUIPMENT**

Heat Type	<b>GAS</b>
Elev.	
A/C Office	<b>X</b>
plant	<b>X</b>
Sprinkler	<b>X</b>
Roof Type	
Year	
Other	

**LAND**

Acres	<b>8.2</b>
Zoning	<b>Ind</b>
Condition of Site (%)	
Level	<b>X</b>
Slope	
Wet	
Dry	

**TERMS**

**Lease Price** **\$10 NNN**

**UTILITIES**

Water:	Municipal	<b>X</b>	Well	
Electric:	Amp.		Phase	
Gas:	<b>X</b>			
Sewer:	Sanitary	<b>X</b>	Septic	

**Tenant Pays:**

Insurance	<b>X</b>
Heat	<b>X</b>
Water	<b>X</b>
A/C	<b>X</b>
Electric	<b>X</b>
Taxes	<b>X</b>

**ASSESSMENT:**

Land:	
Improvements:	
Total:	<b>\$1,282,000</b>
Mill Rate:	<b>34.56</b>
Taxes:	<b>\$44,300 (\$1.00 PSF)</b>

**REMARKS:**

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\_\_\_\_\_  
\_\_\_\_\_

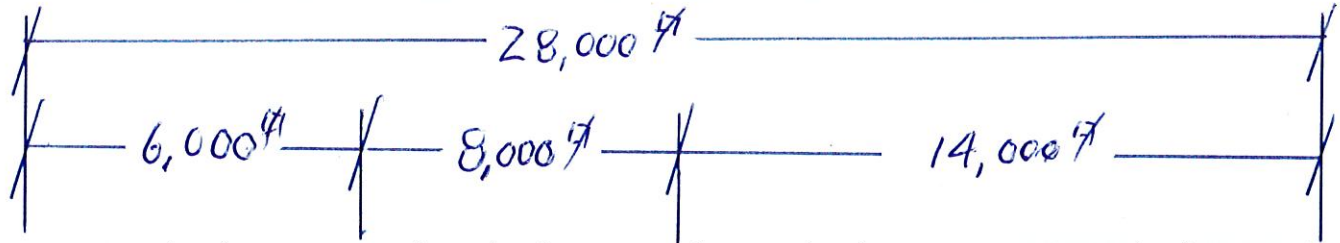
**TRANSPORTATION**

Highway Visibility	
Interstate Highway	
Exit	
State Rt.	<b>262</b>
Exit	

**AGENT:** **DAVID R. THEROUX**

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.





WATERTOWN CAMPUS  
BUILDING "A" PLAN



WATERTOWN CAMPUS  
BUILDING "A" FRONT ELEVATION

NO.	DATE
REVISIONS	
PORTER AND CHESTER INSTITUTE	
WATERTOWN CAMPUS - BUILDING A	
PROJECT	DRAWING
PORTER AND CHESTER INSTITUTE	ACCSC
STATE	UNIVERSITY
SCALE	DATE
DRAWING NO.	
A	