



FOR LEASE

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*30 Echo Lake Road
Watertown, CT 06795*

Various Industrial & Office Suites Available

Great Central Location Minutes to Route 8

Very Economical Options with Loading Docks

Rents are Inclusive of Heat & Electricity for Some Spaces

Great Opportunity to Open a Retail, Gym or Small Manufacturing Shop

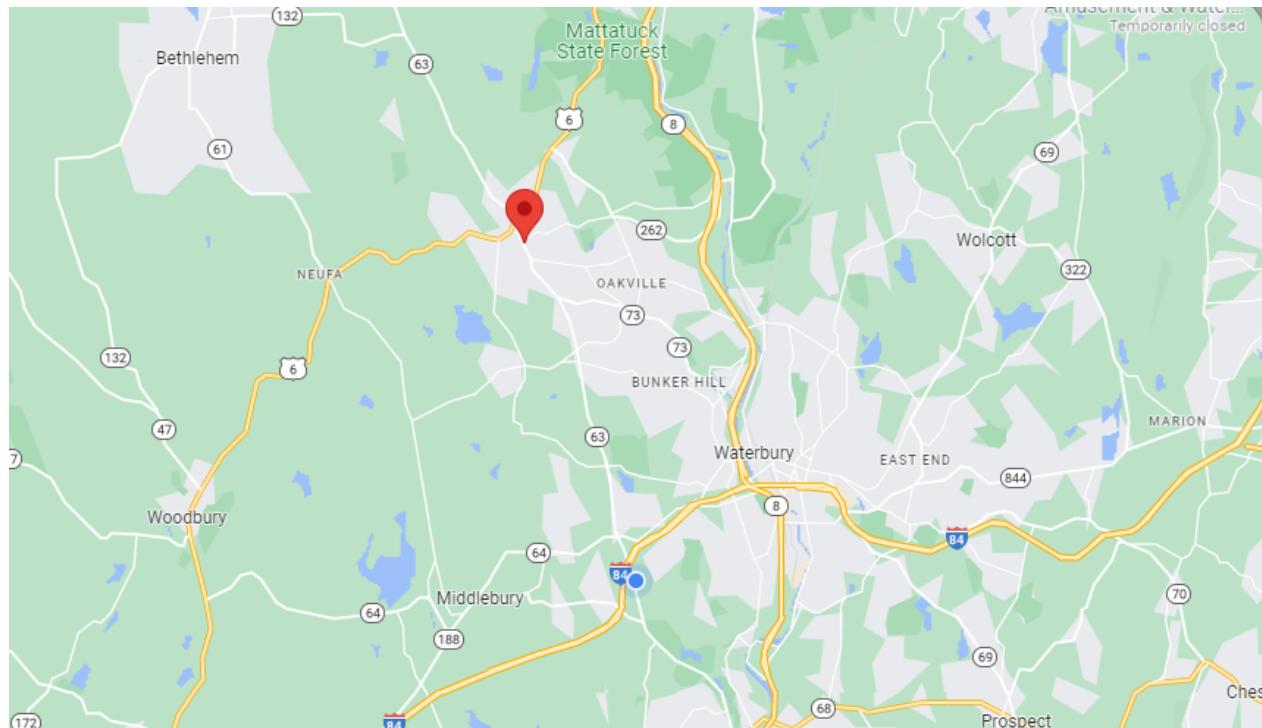
Lease Spaces Starting at
\$286.00 monthly



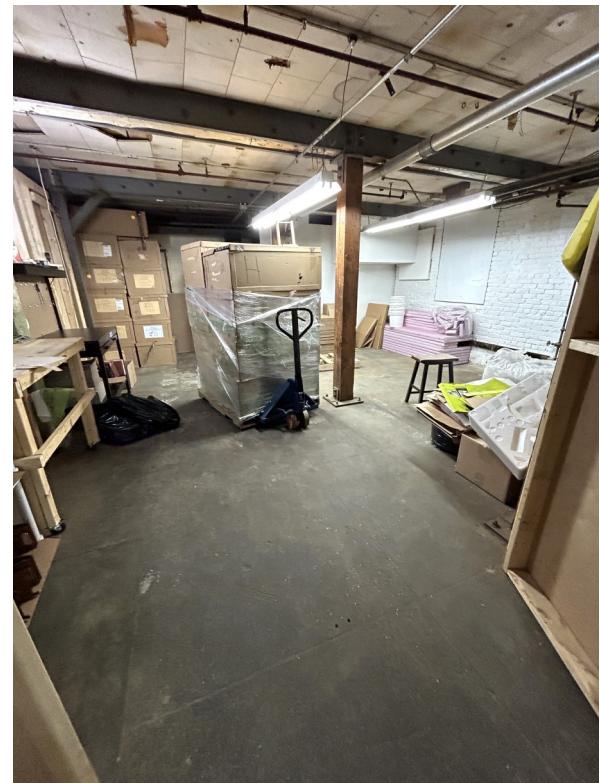
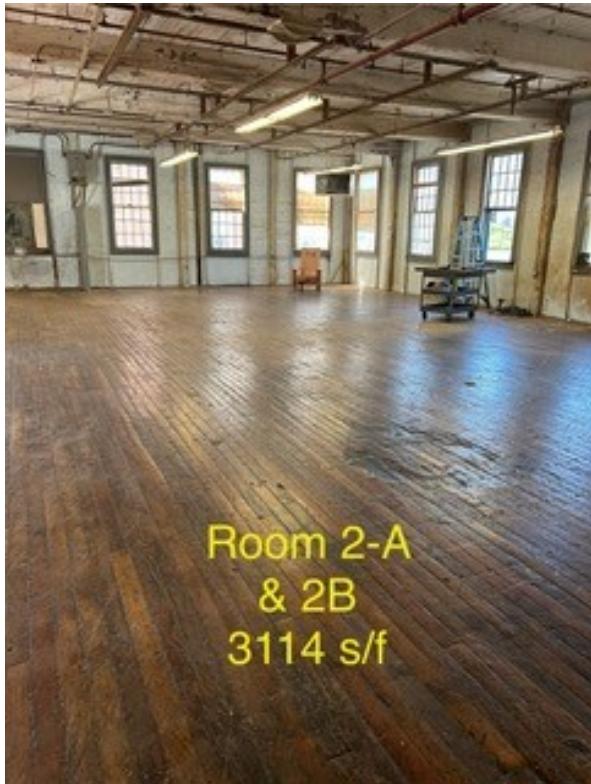
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PROPERTY DATA FORM

PROPERTY ADDRESS	30 Echo Lake Rd		
CITY, STATE	Watertown, CT 06795		
BUILDING INFO	MECHANICAL EQUIP.		
Total S/F	99,838 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	Wet
Avail S/F	20,680 +/-	Type of Heat	Natural Gas/ Eversource
Office space		OTHER	
Ext. Construction		Acres	
Ceiling Height		Zoning	
Roof	Asphalt	Parking	Ample
Date Built	1900	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas / Oil	Gas/ FA	Taxes	
Electrical		TERMS	
		Lease Rate Starting at	\$286.00/monthly



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30 Echo Lake Road Watertown					
Floor	Suite #	Description	Square Footage	Asking Price	Vacant / Leased
<i>Lower Level</i>	<i>1-K</i>	<i>Workshop space</i>	<i>812 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Lower Level</i>	<i>1-G</i>	<i>Workshop space</i>	<i>144 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Lower Level</i>	<i>4-2A</i>	<i>Storage space w/ access to garage</i>	<i>880 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Lower Level</i>	<i>4-5</i>	<i>2 Car garage space</i>	<i>1,263 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Lower Level</i>	<i>4-3</i>	<i>Car garage / warehouse w/ drive in door</i>	<i>6,512 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Lower Level</i>	<i>1-F</i>	<i>Storage space w/ access to alley dock</i>	<i>420 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Main Level</i>	<i>2-A</i>	<i>Workshop / gym / storage / warehouse</i>	<i>2,181 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-C</i>	<i>Warehouse / storage</i>	<i>264 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-D</i>	<i>Office / storage with alley dock</i>	<i>2,059 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-F</i>	<i>Office / storage / workshop</i>	<i>1,223 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Main Level</i>	<i>2-G</i>	<i>Office space</i>	<i>1,222 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Upper Level</i>	<i>3-A</i>	<i>Office space</i>	<i>310 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Upper Level</i>	<i>3-B</i>	<i>Office space</i>	<i>304 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Leased</i>
<i>Upper Level</i>	<i>3-C</i>	<i>Office / warehouse / storage / gym</i>	<i>1,814 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Upper Level</i>	<i>3-D</i>	<i>Warehouse / Storage</i>	<i>517 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Upper Level</i>	<i>3-E</i>	<i>Gym / karate / yoga studio</i>	<i>1,686 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>
<i>Upper Level</i>	<i>3-F</i>	<i>Office / escape room / yoga studio</i>	<i>2,770 +/- s/f</i>	<i>\$13.00 / psf</i>	<i>Vacant</i>