

# FOR LEASE

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***30 Echo Lake Road  
Watertown, CT 06795***



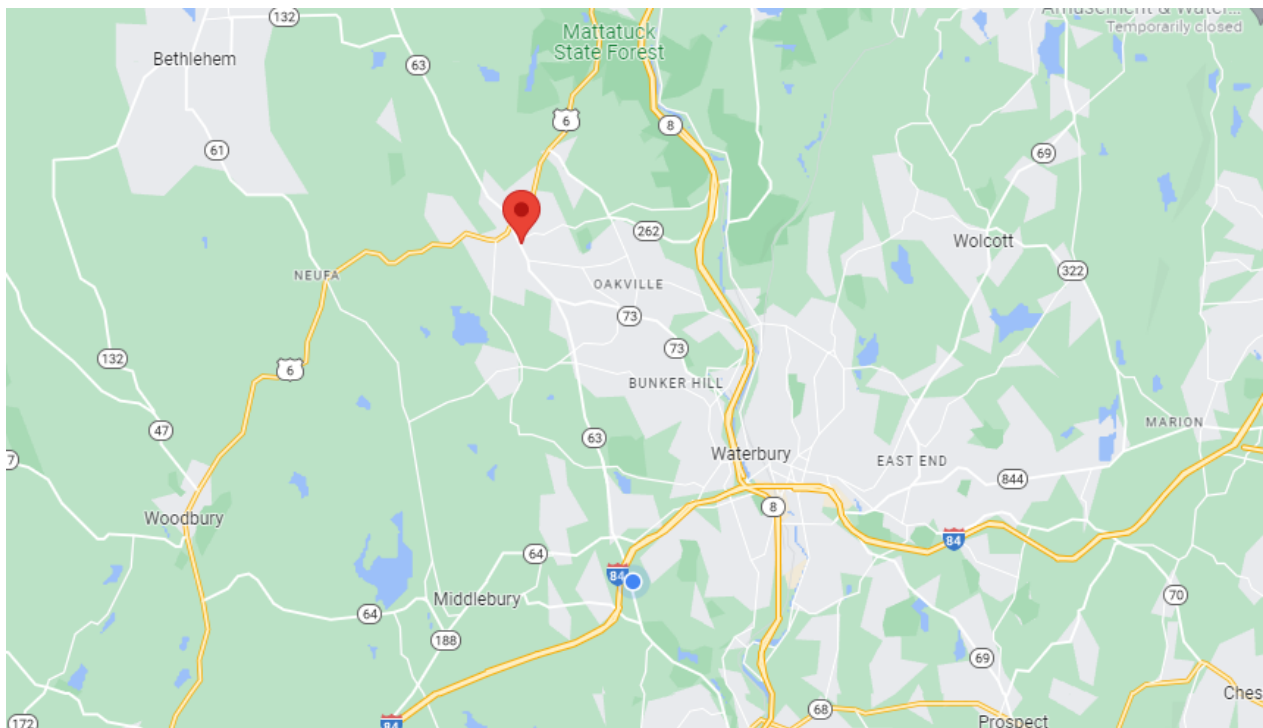
**Various Industrial & Office Suites Available**  
**Great Central Location Minutes to Route 8**  
**Very Economical Options with Loading Docks**  
**Rents are Inclusive of Heat & Electricity for Some Spaces**  
**Great Opportunity to Open a Retail, Gym or Small Manufacturing Shop**  
**Lease Spaces Starting at \$286.00 monthly**

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.

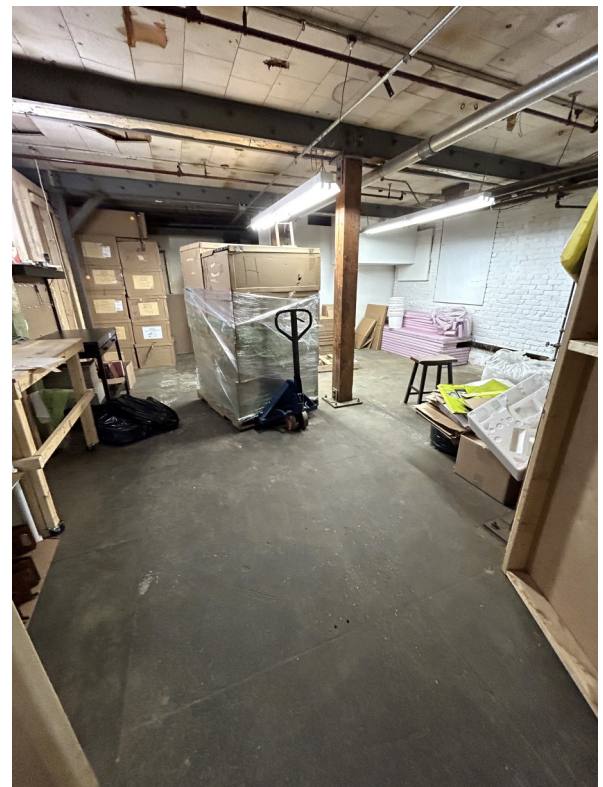
# PROPERTY DATA FORM

PROPERTY ADDRESS	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		<b>OTHER</b>	
		Acres	
Ext. Construction		Zoning	
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	1900	<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	
		<b>TERMS</b>	
		Lease Rate Starting at	\$286.00/monthly
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas / Oil	Gas/ FA		
Electrical			



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<b>30 Echo Lake Road Watertown</b>					
<i>Floor</i>	<i>Suite #</i>	<i>Description</i>	<i>Square Footage</i>	<i>Asking Price</i>	<i>Vacant / Leased</i>
<i>Basement</i>	<i>1-K</i>	<i>Workshop space</i>	<i>812 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Leased</i>
<i>Basement</i>	<i>1-G</i>	<i>Office Space</i>	<i>144 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Leased</i>
<i>Basement</i>	<i>4-2A</i>	<i>Storage space w access to garage door</i>	<i>880 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Basement</i>	<i>4-5</i>	<i>2 Car garage space</i>	<i>1,263 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Leased</i>
<i>Basement</i>	<i>4-3</i>	<i>Car garage / warehouse w/ drive in door</i>	<i>6,512 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Leased</i>
<i>Basement</i>	<i>1-F</i>	<i>Workshop space w acces to alley dock</i>	<i>420 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-A</i>	<i>Workshop / gym / storage / warehouse</i>	<i>2,181 +/- s/f</i>	<i>\$12.00 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-C</i>	<i>Warehouse / storage</i>	<i>264 +/- s/f</i>	<i>\$12.00 / 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>\$12.00 / 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>\$12.00 / psf</i>	<i>Vacant</i>
<i>Main Level</i>	<i>2-G</i>	<i>Office space</i>	<i>1,222 +/- s/f</i>	<i>\$12.00 / psf</i>	<i>Vacant</i>
<i>Second Floor</i>	<i>3-A</i>	<i>Office space</i>	<i>310 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Leased</i>
<i>Second Floor</i>	<i>3-B</i>	<i>Office space</i>	<i>304 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Second Floor</i>	<i>3-C</i>	<i>Office / warehouse / storage / gym</i>	<i>1,814 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Second Floor</i>	<i>3-D</i>	<i>Warehouse / Storage</i>	<i>517 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Second Floor</i>	<i>3-E</i>	<i>Gym / karate / yoga studio</i>	<i>1,686 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>
<i>Second Floor</i>	<i>3-F</i>	<i>Office / escape room / yoga studio</i>	<i>2,770 +/- s/f</i>	<i>\$10.50 / psf</i>	<i>Vacant</i>