



# For Sale

**676 Northfield Road**  
*Watertown, Connecticut*

For further information, call  
**TOM HILL III, CCIM/SIOR**  
**203.206-8631**  
**4THILL3@OPTONLINE.NET**

**www.TomHill.com**

**26,544 SF Warehouse w/ 14' to 26'  
ceiling height w/clear span for inside  
storage. Sewer and Water**

**5 acre level meadow**

**Ideal for:**

- cold or warm storage
- indoor soccer (any sporting use)  
contiguous to Crestbrook Country  
Club
- horse farm, indoor car collection  
and/or museum

**CALL FOR PRICE / LEASE POSSIBLE**

Disclaimer: All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease or financing, or withdrawal without notice.

Contact Vin Stebbins - 203-910-6  
or E-mail at [VCS.PROP@hotmail.com](mailto:VCS.PROP@hotmail.com)

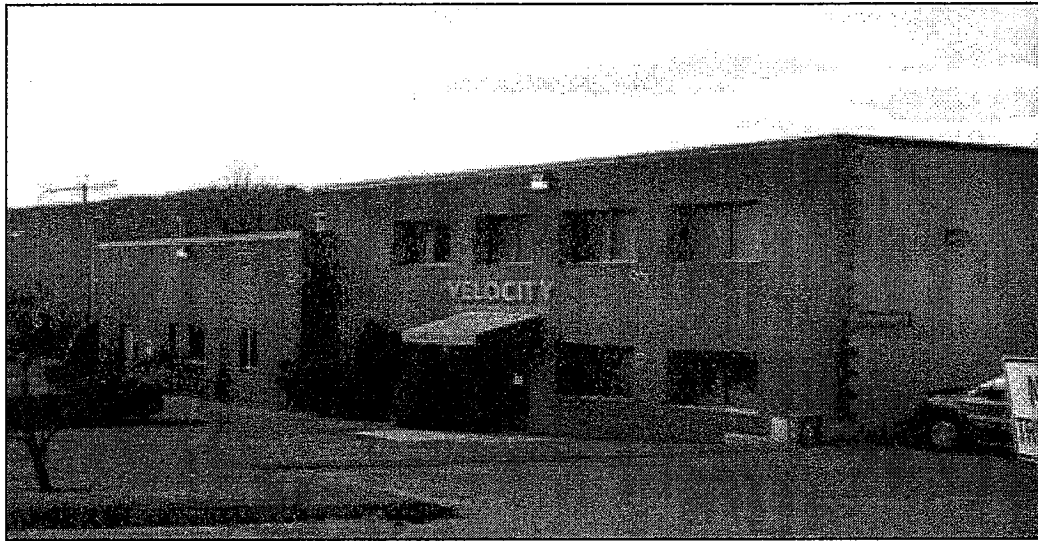
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**Commercial - Retail - Industrial Property  
Watertown - CT 06795 - Litchfield County**

**FOR LEASE**

**56 New Wood Road (*corner of Commercial Street*)**

**Formerly General Data Com Training Center  
and most recent Stebcu/Velocity printing facilities.**



One of Watertown's few freestanding masonry building for lease.  
11,700 sq ft with approx 3500 sq ft office space or sub-dividable into approx 5200 sq ft with 1300 sq ft office/showroom space or approx 6500 sq ft with 3000 sq ft office/showroom space.

15' – 18' ceilings

Ample parking

High profile location just off Route 63 in Watertown

Excellent access and exposure for many

Commercial/wholesale/retail and industrial type uses

Heavy power and excess A/C capacity

Lease \$8.95 PSF NNN

**Available from VCS PROPERTIES  
Contact Vin Stebbins - 203-910-6131  
or E-mail at [VCS.PROP@hotmail.com](mailto:VCS.PROP@hotmail.com)**

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**PROPERTY DESCRIPTION**

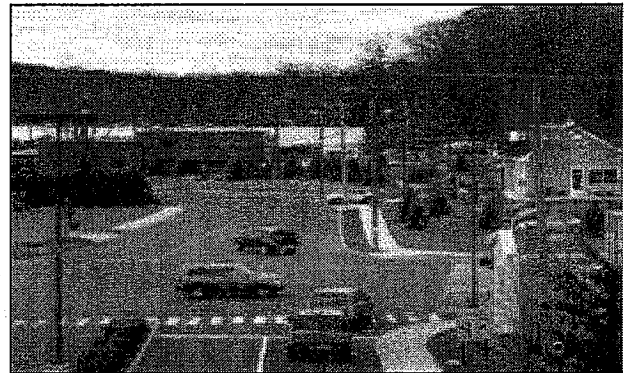
Single free standing building includes office and warehouse space with high ceilings offering a variety of uses. Presently zoned light industrial, the current tenant is a printing company with walkin business. The front door opens into a 1500 sq ft office/showroom area on the first level and 1500 sq ft on the second level, directly overhead. Two warehouse areas are approx. 4000 sq ft each with nearly 15 foot high ceilings. Three large overhead doors provide easy warehouse access, two at ground level and one loading dock. An additional office/showroom area of approx 1000 sq ft. opens off the second warehouse. The building has gas/oil heat, extra cool air conditioning and a high power supply.

**LOCATION DESCRIPTION**

In south-eastern Watertown, one mile from I-84, Exit 17 and one block west of Route 63. Traffic signal at Route 63/New Wood Road intersection provides the building with high visibility. Stop & Shop, an automobile dealership and a new plaza with Dunkin Donuts as the anchor are situated at the same corner. Ten car dealerships are located within 1/2 mile of this building representing at least 18 car franchises. Staples is located 1/2 mile north.

*View of building exiting Stop & Shop looking towards New Wood Road Dunkin' Donuts on right.*

**17,900 vehicles daily per DOT as of 2005**



**BUILDING INFO**

Total square feet	11,700 s/f
Number of floors	2 (partial)
Available square feet	11,700
Total office space	4,000 s/f
Available docks	1
Available overhead doors	2 (1 being 12'x12')
Total/available S/F mezzanine	1,500 s/f 2 nd floor office
Exterior construction	Masonry
Roof	Rubber
Ceiling height	15' - 18'
Date built	1957 / 1990

**UTILITIES**

Sewer	Yes
Water	Yes
Gas	Yes
Electrical Amps	1200

Volts Phase	208 3 phase
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**MECHANICAL EQUIP**

Air conditioning Sprinklered Type of heat Other	Yes No Gas / oil Significant A/C tonnage
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**TAXES**

Assessment Mill Rate Tax	\$404,800 22.72 \$9,197
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**OTHER**

Total acres Rail spur Zoning Parking	1.2 No IR80 Ample 30 +/-
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**Click Here For a Larger Image**

