

FOR LEASE

**305 Church Street
Naugatuck, CT 06770**



Professional Office Space

Lower Level - 1,849 SF+/- of Finished Office Space. Multiple Private Offices. Asking \$1,849.00 per month Plus separate utilities

Lower Level - 1,250 SF+/- Open Floor Plan with separate restrooms. Former Dance School. This would make a great DAYCARE LOCATION! Asking \$1,250.00 per month Plus separate utilities

Owner is willing to help with Fit-Up!

MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike, Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

**CONTACT: GERRY D. MATTHEWS
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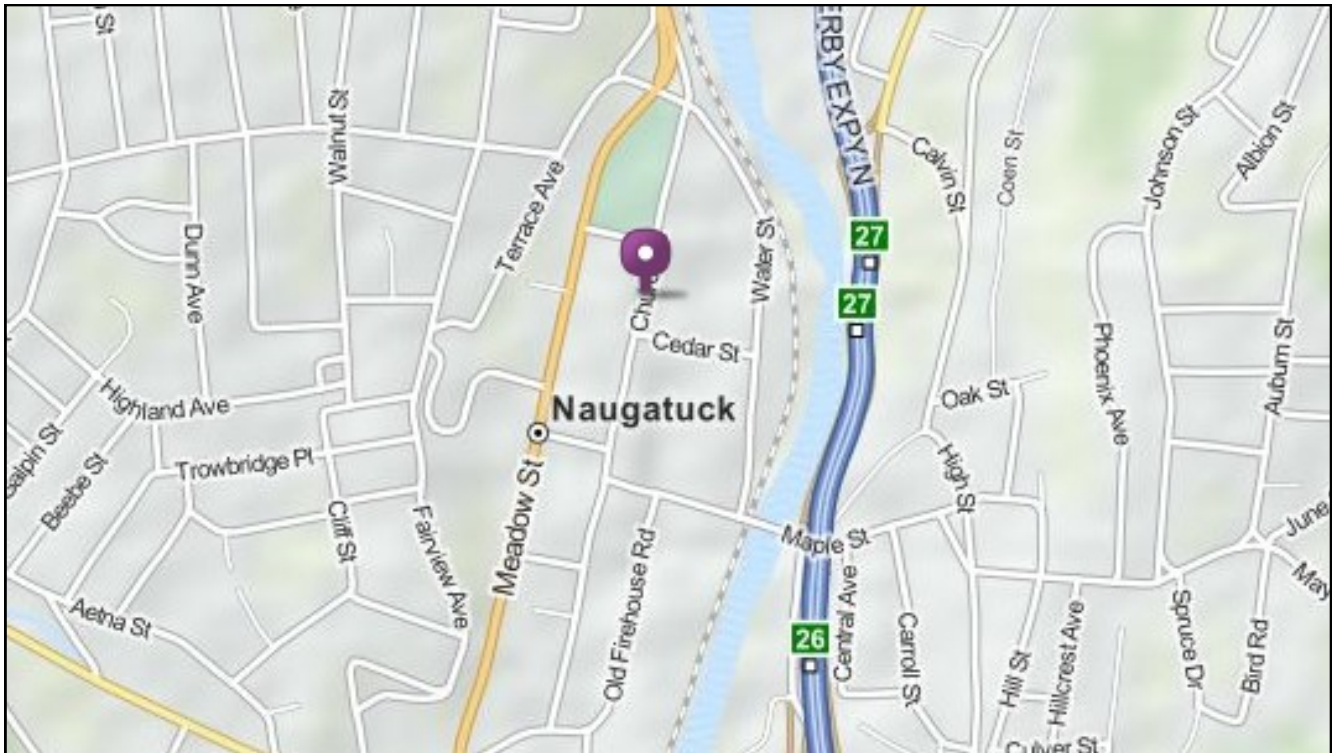
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PROPERTY DATA FORM

PROPERTY ADDRESS	305 Church Street		
CITY, STATE	Naugatuck, CT 06770		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	11,593	Air conditioning	Central
Number of floors	1	Type of heat	Gas / forced hot air
Avail S/F	1,849 SF+/- & 1,250 SF+/-	OTHER	
Exterior construction	Brick	Total acres	1.32
Interior construction	Drywall	Zoning	R8
Ceiling height		Parking	Ample
Roof	T&G / Rubber	Interstate / Distance to	I-84 / 4 miles
Date built	1967	State Route / Distance to	Rt 8 / 1/2 mile
UTILITIES		TERMS	
Sewer	City	Lease rate - 1,849 SF+/-	\$1,849.00 per month
Water	City		Plus utilities
Gas	Eversource	Lease rate - 1,250 SF+/-	\$1,250.00 per month
Electric	Eversource		Plus utilities

COMMENTS:

- Great opportunity to move into a turn-key office space in Downtown Naugatuck.



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