



# BUCKINGHAM PARK

1100 BUCKINGHAM STREET - WATERTOWN, CONNECTICUT

**WAREHOUSE AND OFFICE SPACE AVAILABLE**



*West Entrance*



*North Entrance*

**CONTACT: *David Theroux***  
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530 Middlebury Rd. 211 B, Middlebury, CT 06762 \* Office: 203.753.4116 \* Fax: 203.578.3003



**Drubner Commercial**  
Real Estate Services

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



**LISTING DESCRIPTION**

	KEYS
	Sale
X	Lease
X	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE 1100 BUCKINGHAM STREET

TOWN Watertown ST. & NO. 1100 Buckingham Street ZIP 06795

DIRECTIONS In the Business Park on Rt. 262

DESCRIPTION 70,613 SF available - Will divide - 28,000 SF to 70,613 SF

WILL DIVIDE YES PRESENT USES \_\_\_\_\_ POTENTIAL USES Manufacturing/  
Warehouse

**BUILDING**

**MECHANICAL EQUIPMENT**

**LAND**

**FLOORS**

	SF	Ceiling
1st fl.	<u>70,613</u>	<u>18' 8"</u>
2nd fl.		
3rd fl.		
Other		
Office SF	<u>TBD</u>	
Total SF avail.	<u>70,613</u>	
Total SF bldg.	<u>325,000</u>	
Type Const.	<u>Masonry</u>	
Colum spacing		
Yr. built	<u>1970</u>	
No. O/H doors		
Truck docks	<u>3 - 8x8 (could add 4)</u>	
Parking	<u>X</u>	
Expansion	<u>X</u>	

Heat Type	<u>GAS</u>
Elev.	
A/C Office	<u>X</u>
plant	<u>X</u>
Sprinkler	<u>X</u>
Roof Type	
Year	<u>2000</u>
Other	

Acres	<u>55</u>
Zoning	<u>IP</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

**TERMS**

Lease Price \$4.50 NNN

**Tenant Pays:**

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

**UTILITIES**

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

**ASSESSMENT:**

Land:	
Improvements:	
Total:	
Mill Rate:	<u>30.89</u>
Taxes:	<u>.75 SF</u>

**REMARKS:**

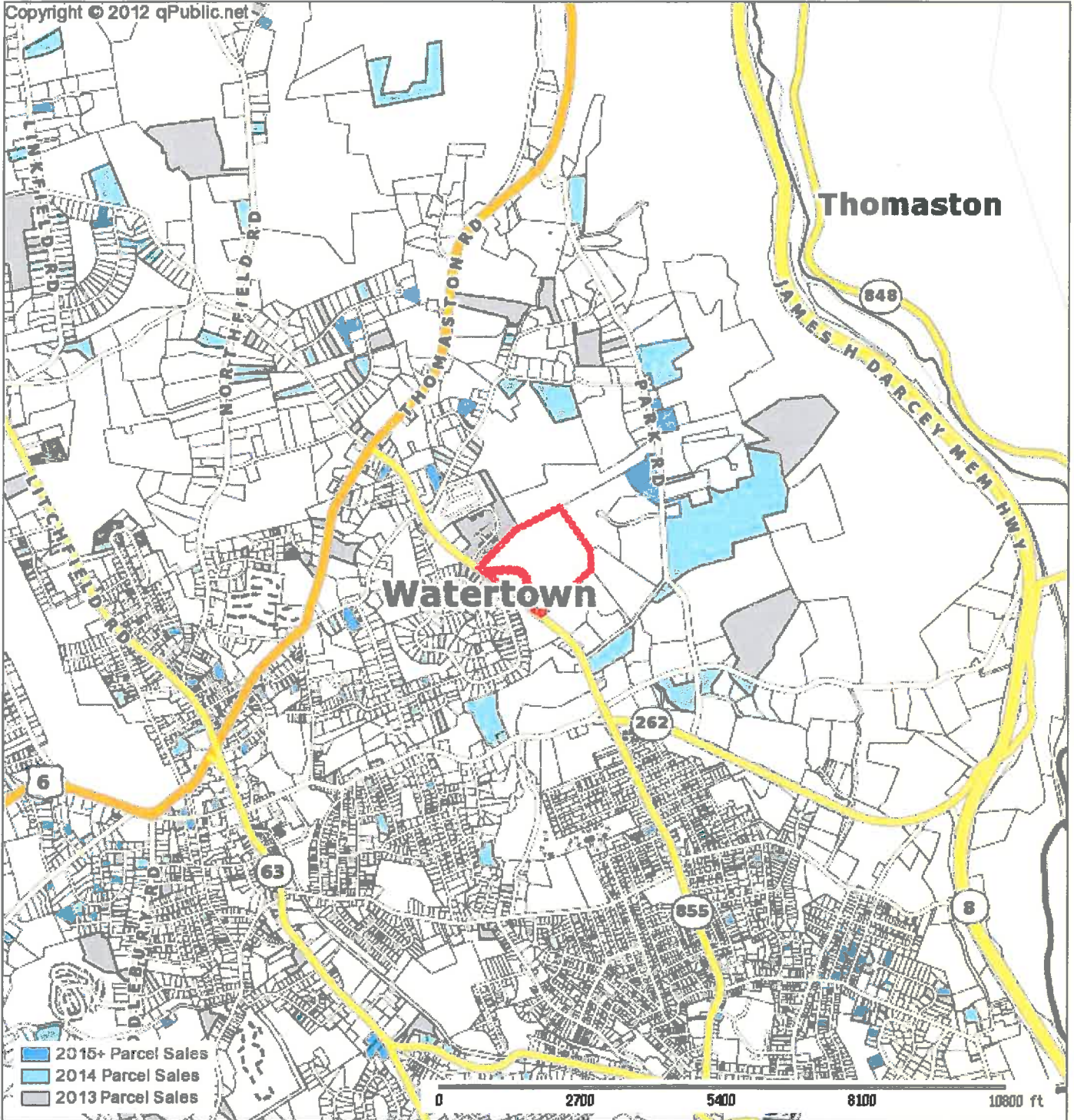
Signature property in the  
Watertown Business Park  
Can add docks

**TRANSPORTATION**

Highway Visibility	
Interstate Highway	
Exit	<u>37</u>
State Rt.	<u>8</u>
RR Siding	

**AGENT:** DAVID R. THEROUX

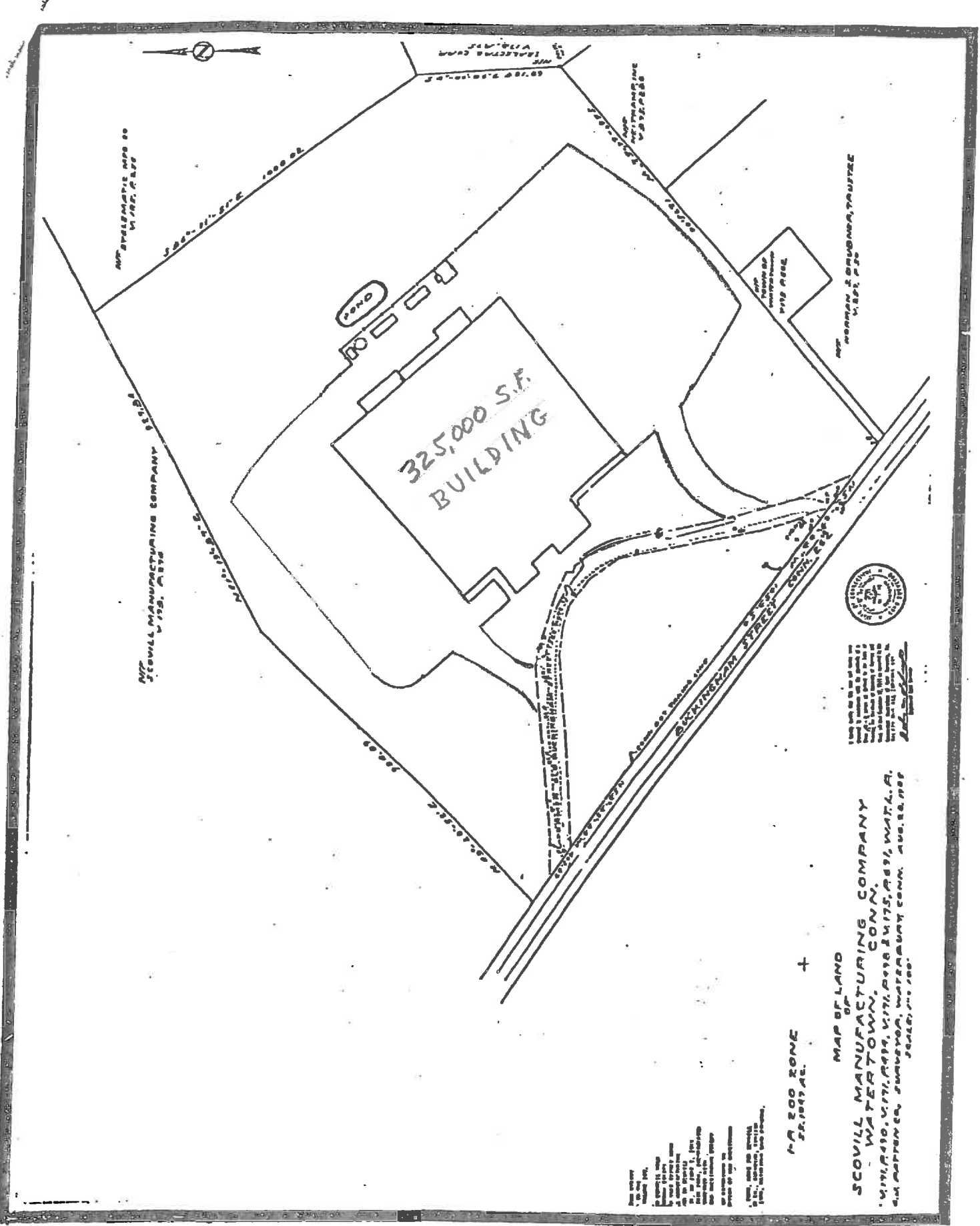
7/23/2019



Town of Watertown			
Parcel: 1258 Acres: 53.34			
Name:	JSD PARTNERS LLC	Land Value:	3026700
Site:	1100 BUCKINGHAM ST EXT	Improvement Value:	7926200
Sale:	\$0 on 2005-07-21 Reason= Qual=U	Accessory Value:	171300
	500 CHASE PARKWAY	Total Value:	11263200
Mail:	WATERBURY, CT 06708		



The Town of Watertown makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
 Date printed: 08/05/15 : 11:42:58



MT. STEUBEN CO. MAP NO. 1000

SCOVILL MANUFACTURING COMPANY 1915

325,000 S.F. BUILDING

POND

WATER MAIN



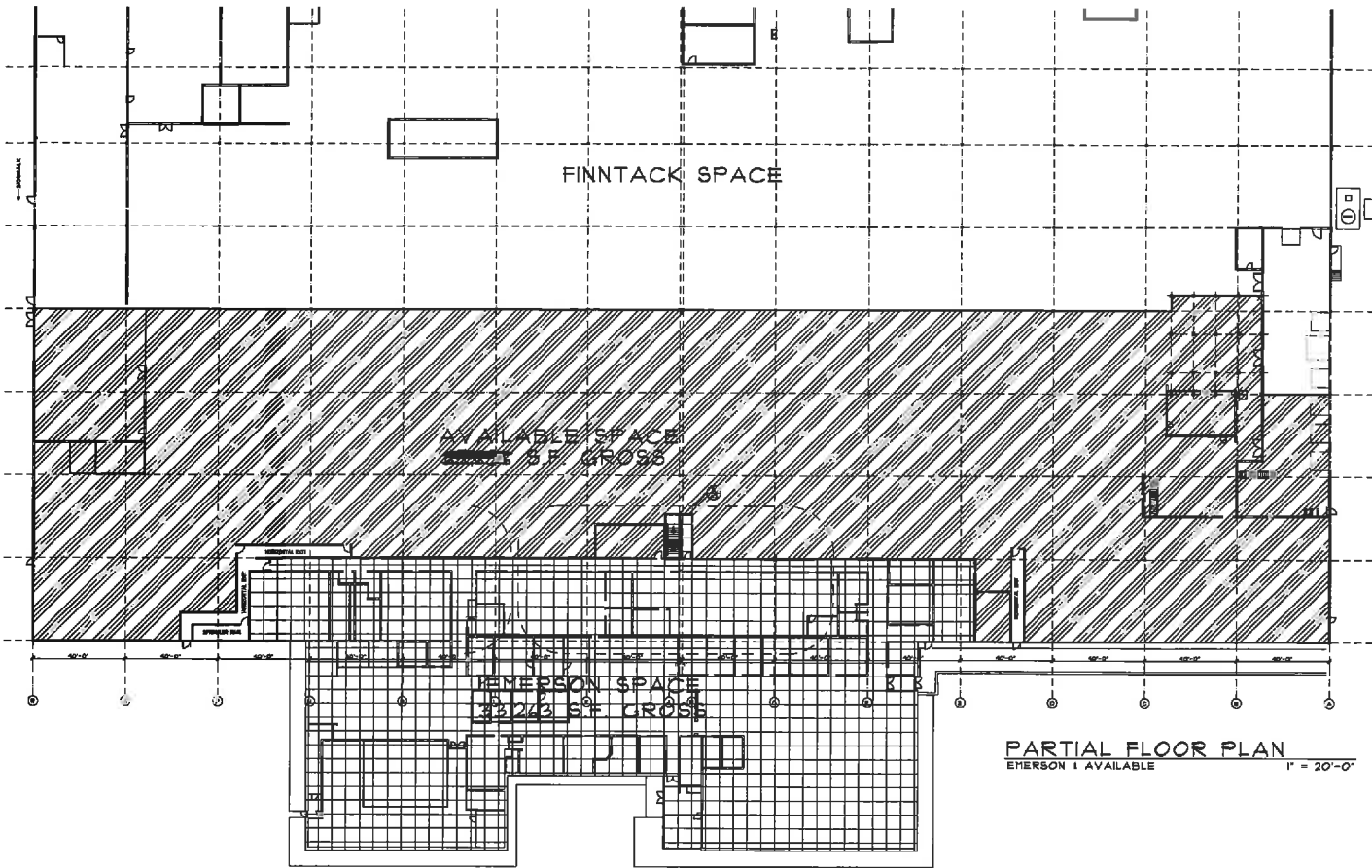
THIS MAP WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE ACTS OF CONGRESS AND THE DECISIONS OF THE SUPREME COURT OF THE UNITED STATES IN THIS RESPECT.

MAP OF LAND OF SCOVILL MANUFACTURING COMPANY, WATERTOWN, VERMONT, WITH PLOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SCOVILL MANUFACTURING COMPANY, WATERTOWN, VERMONT, WITH PLOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

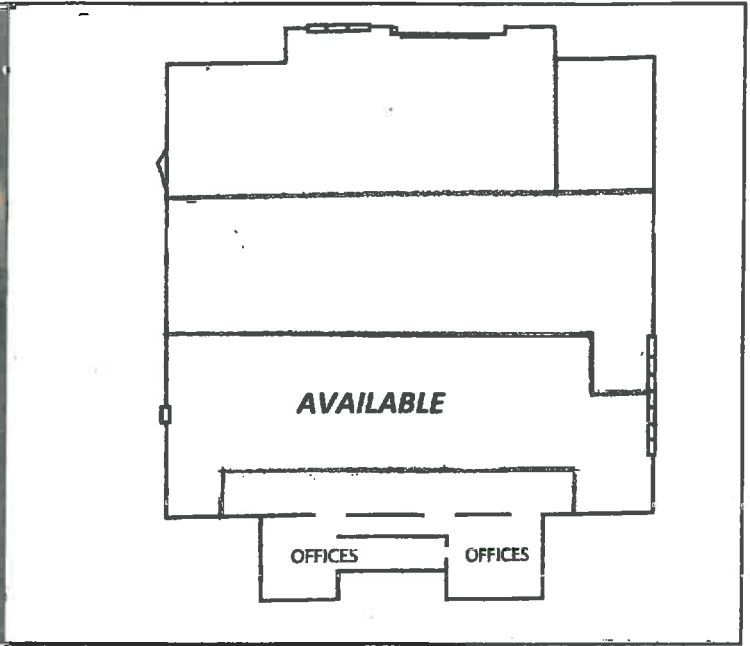
1100 BUCKINGHAM ST WATERTOWN, CT.

Plot Plan



**PARTIAL FLOOR PLAN**  
EMERSON | AVAILABLE 1" = 20'-0"

<p><b>MERRELL ARCHITECTS</b> 100 W. BUCKINGHAM STREET WATERTOWN, CT 06195 TEL: 860.946.1100 WWW.MERRELLARCHITECTS.COM</p>	
CORPORATE SEAL ARCHITECT SEAL	
REVISIONS	
PARTIAL FLOOR PLAN SQUARE FOOTAGE	
<p><b>EMERSON</b> 100 BUCKINGHAM STREET WATERTOWN, CT</p>	
PROJECT # 114	DATE: 5/12/11
DRAWN BY: JLT/PPB	
<p><b>SK-1</b></p>	



### **BUILDING CHARACTERISTICS**

<b>BUILDING SIZE:</b>	325,000 SF	<b>CLEAR HEIGHT:</b>	plant area 18'-8"
<b>AVAILABLE:</b>	70,613 SF	<b>ZONING:</b>	Industrial Park
<b>OFFICE SIZE:</b>	TBD	<b>COLUMN SPACING:</b>	34/40
<b>NO. FLOORS:</b>	one – 6" concrete slab	<b>SPRINKLERS:</b>	wet system throughout
<b>LOADING DOCKS:</b>	3 – 8' x 8' – can add	<b>HEAT/AC:</b>	Yes
<b>CONSTRUCTION:</b>	masonry	<b>DRIVE IN DOORS:</b>	to suit

### **SITE CHARACTERISTICS**

<b>TOTAL LAND:</b>	+/- 55 acres, park like setting
<b>PARKING:</b>	600 cars
<b>WATER:</b>	municipal 8" line
<b>SEWER:</b>	sanitary 8" lines
<b>GAS:</b>	natural
<b>LOCATION:</b>	Within 2 miles of Route 8, Exit 37 (Route 262) 5 miles North of Waterbury in the Watertown Business Park

### **AREA**

Watertown is a lovely Colonial village (pop. Approximately 20,000), offering the amenities of an Attractive town center & reasonable access to the major highway system of I-84 & Route 8.

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