



**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211,  
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 Former Porter & Chester Institute

TOWN Watertown ST. & NO. 320 Sylvan Lake Road ZIP 06779

DESCRIPTION Industrial - Office use 6,500 SF FLEX Available

WILL DIVIDE NO PRESENT USES Ind / Office POTENTIAL USES Office / Industrial

**BUILDING**

FLOORS	SF	Ceiling
1st fl.	Office	9'
2nd fl.		
3rd fl.		
Office SF	6,500	
Total SF avail.	6,500	
Total SF bldg.	28,000	
Type Const.	masonry	
Colum spacing		
Yr. built	1987	
No. O/H doors	available	

**MECHANICAL EQUIPMENT**

Heat Type	GAS
Elev.	
A/C Office	X
plant	X
Sprinkler	X
Roof Type	
Year	
Other	

**LAND**

Acres	8.23
Zoning	Ind.
Condition of Site (%)	
Level	
Slope	
Wet	
Dry	

**TERMS**

Lease Price \$7.50 NNN

Parking Expansion No

**UTILITIES**

Water:	Municipal	X	Well	
Electric:	Amp.		Phase	
Gas:	X			
Sewer:	Sanitary	X	Septic	

**Tenant Pays:**

Insurance	X
Heat	X
Water	X
A/C	X
Electric	X
Taxes	X

**ASSESSMENT:**

Land: \_\_\_\_\_  
Improvements: \_\_\_\_\_  
Total: \_\_\_\_\_  
  
Mill Rate: \_\_\_\_\_  
Taxes: \$1.20 SF

**REMARKS:**

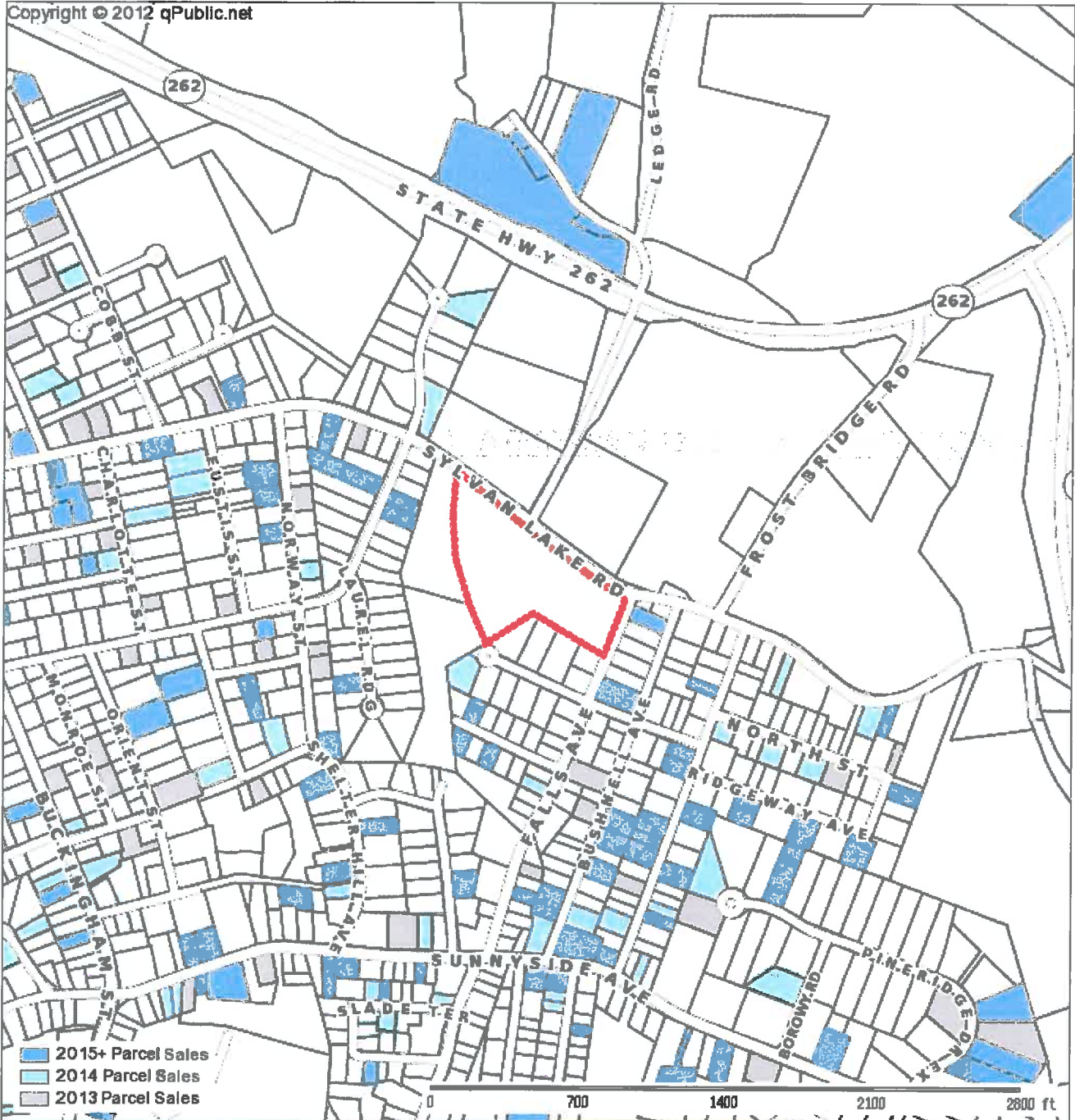
6,500 SF can be office or industrial with 14' ceilings.

**TRANSPORTATION**

Highway Visibility \_\_\_\_\_  
Interstate Highway \_\_\_\_\_  
Exit \_\_\_\_\_  
State Rt. \_\_\_\_\_  
RR Siding \_\_\_\_\_

**AGENT: DAVID R. THEROUX**

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



Town of Watertown			
Parcel: 83 Acres: 8.23			
Name:	DRUBNER NORMAN S	Land Value:	474500
Site:	320 SYLVAN LAKE RD	Improvement Value:	2132000
Sale:	\$0 on 1984-06-27 Reason= Qual=U	Accessory Value:	56700
	500 CHASE PKWY	Total Value:	2703800
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.  
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WATERTOWN CAMPUS  
BUILDING 'A' PLAN



WATERTOWN CAMPUS  
BUILDING 'A' FRONT ELEVATION

320 SYLVAN LAKE RD.

NO.	DATE
REVISIONS	
<b>PORTER AND CHESTER INSTITUTE</b> WATERTOWN CAMPUS - BUILDING A	
PROJECT	DRAWING
<b>PORTER AND CHESTER INSTITUTE</b> ARCHITECTS 100 N. 10TH ST. CHESTER, PA. 19380	<b>ACCSC</b> ACCREDITED
SCALE	1" = 10'
DATE	10/10/10
DRAWING NO.	A