

# FOR LEASE

**15 Boyden Street  
Waterbury, CT**



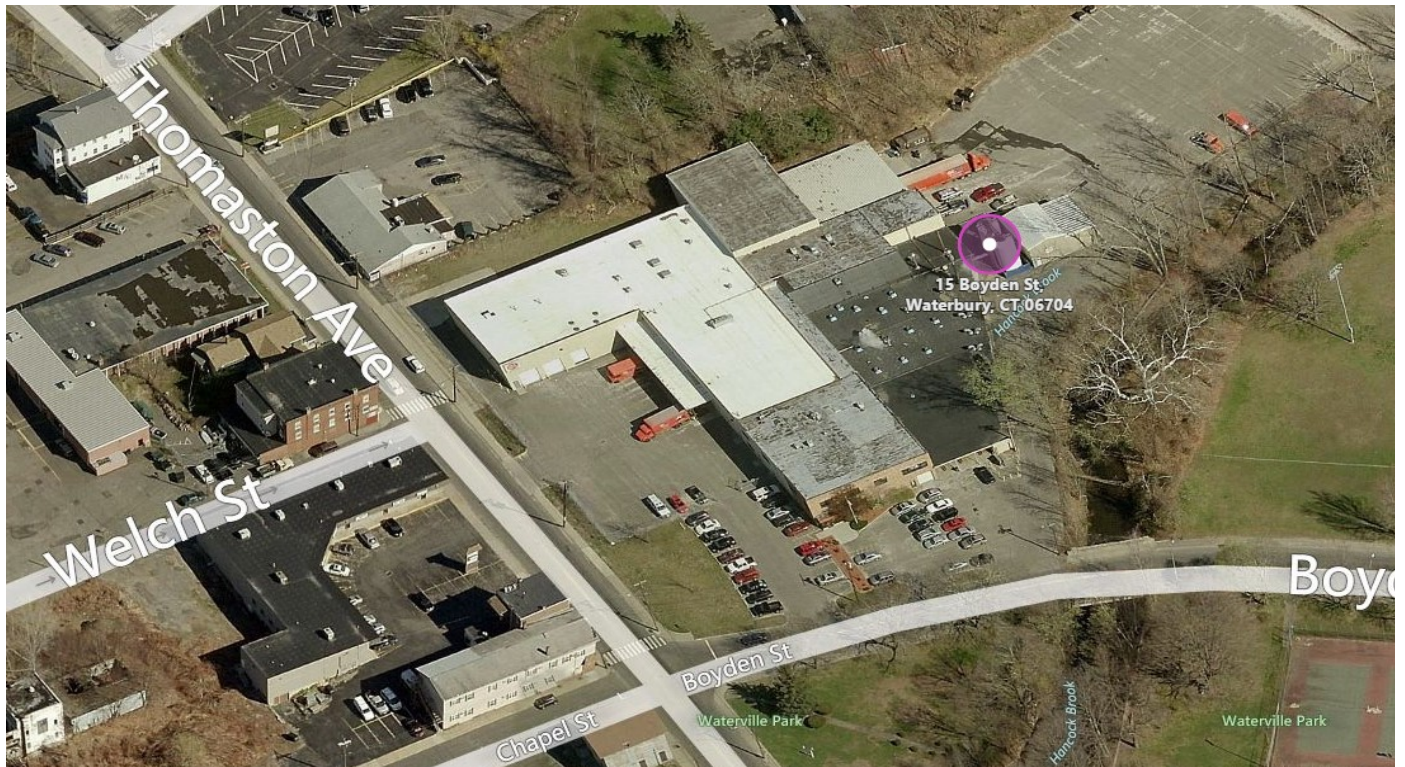
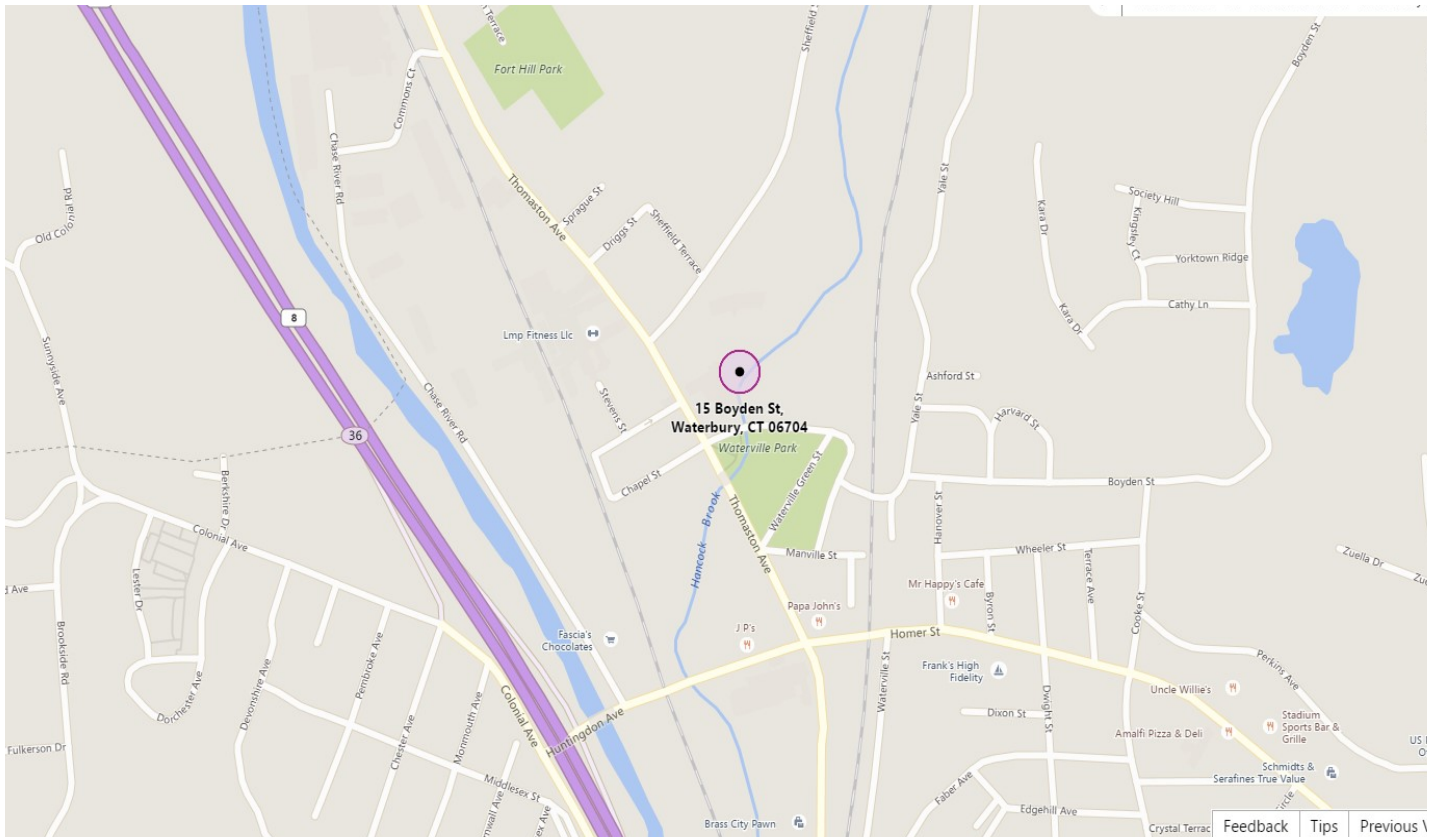
**62,300 S/F Office/Warehouse located on 3.5 Acres**  
**Suitable for many light industrial uses or potential retail uses**  
**Divisible to +/- 3,000 S/F**  
**6,500 S/F Air conditioned finished office space (\$6.50 NNN)**  
**18,000 S/F with 20' ceilings - 33,000 S/F with 8-12' ceilings**  
**12 Grade Level Doors - Waterbury Enterprise Zone**  
**Ample Parking, over 90 spaces**  
**Great street visibility - Close to I-84 and Route 8**  
**Lease: \$2.95 to \$6.50 PSF NNN**

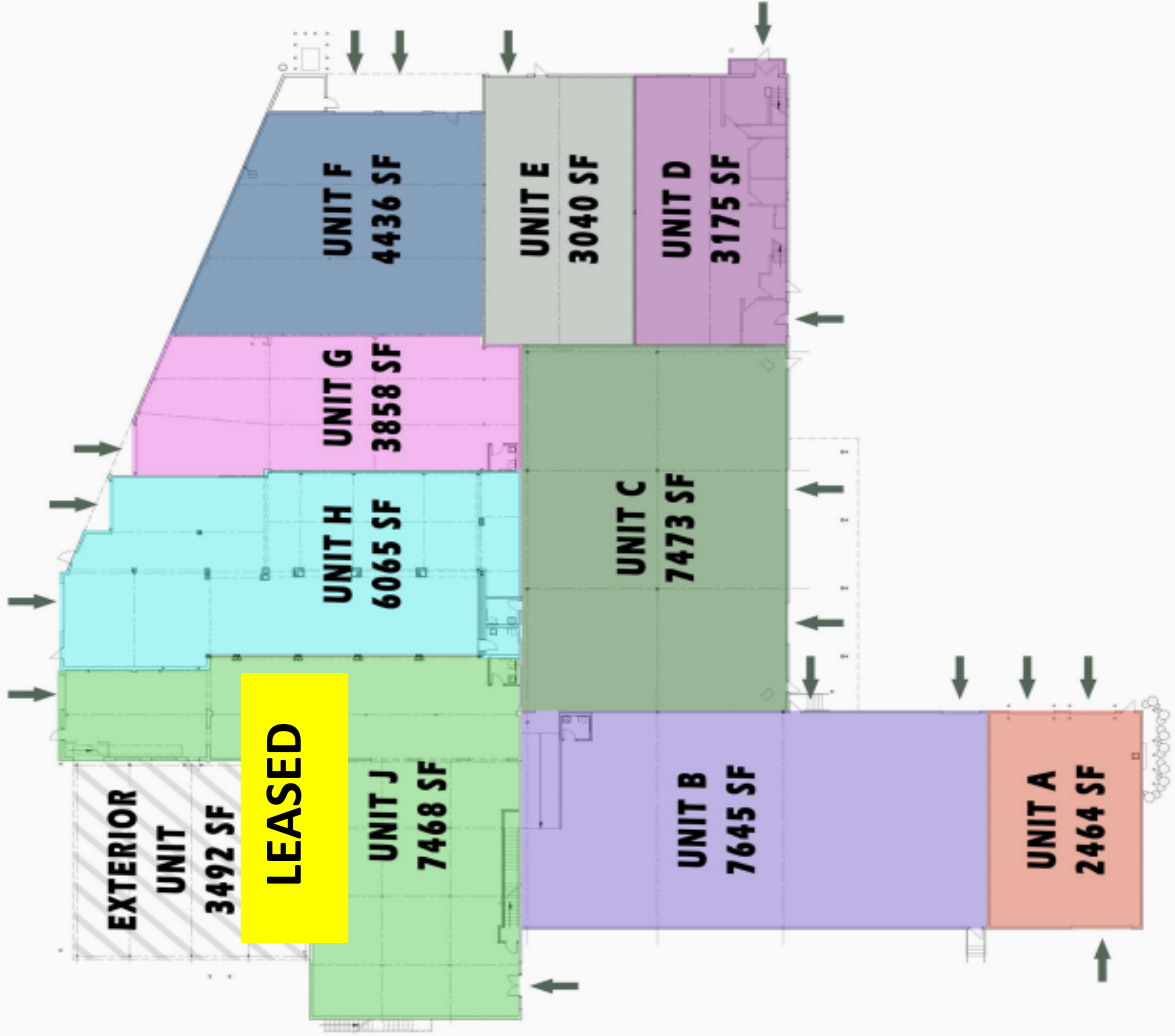
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		15 Boyden Street	
<b>CITY, STATE</b>		Waterbury, CT 06704	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	62,000	Air Conditioning	Offices
Number of floors	2	Sprinkler / Type	Yes - wet
Avail S/F	62,000	Type of Heat	Gas
Will subdivide to	+/- 3,000	<b>OTHER</b>	
Office space	6,500	Total acres	3.5
Avail docks	1 ( additional possible)	Zoning	CG
Avail overhead doors	12	Parking	+/- 100
Total S/F 2nd floor	11,000	Interstate/ Distance to	3 miles to 84
Ext. Construction	Masonry	State Route / Distance To...	.5 to RT 8
Roof	Rubber		
Ceiling height	9' - 22'		
Date Built	+/- 1960 + 1990	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	TBD under appeal
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes		
Electrical	2400 Amps	<b>TERMS</b>	
Volts	208 v	Lease	\$2.95 -\$6.50 PSF NNN
Phase	3 ph		

- Flexible space options are available
- Individual rental units to be created and can be fitted out per custom need and with their own loading access
- Store front entrances can be created and individual units will be separately metered for utilities



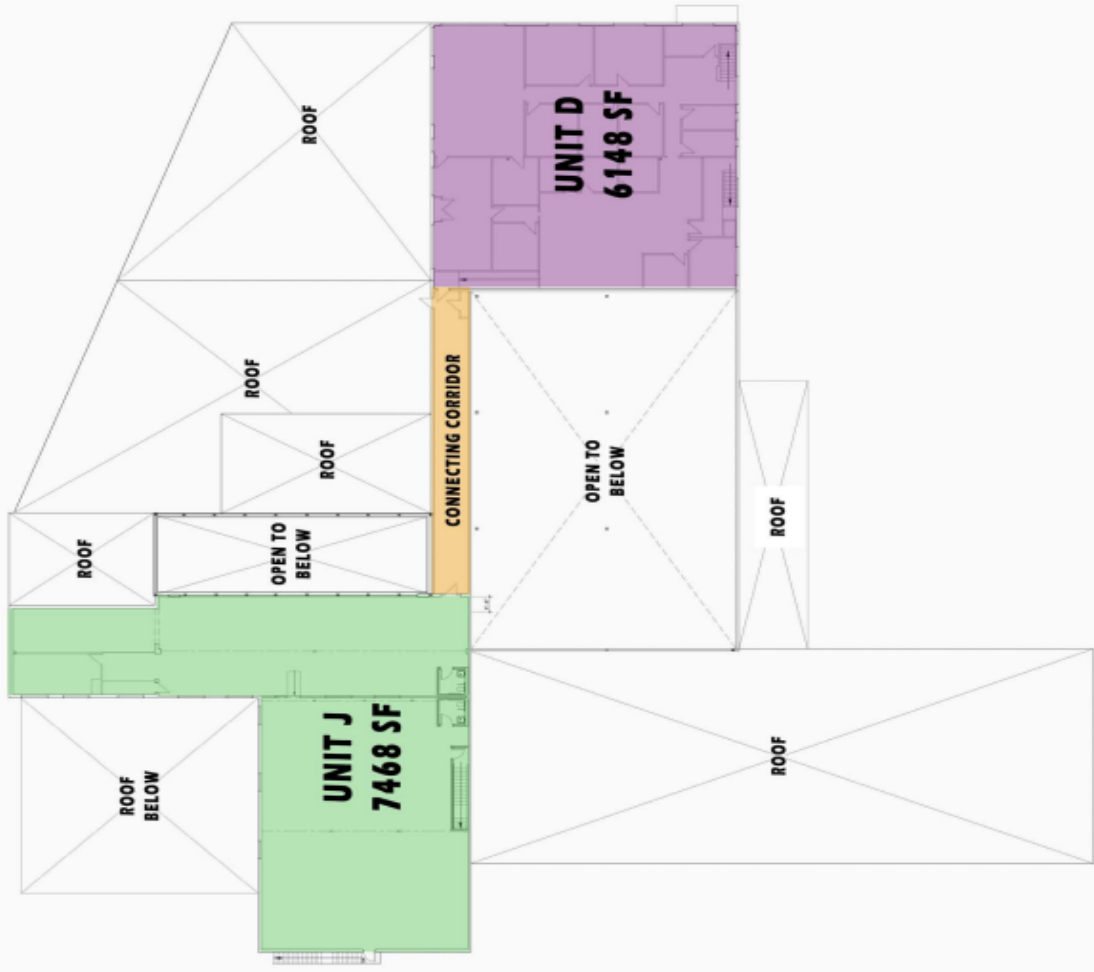




UNIT ACCESS POINTS

AUGUST 2016

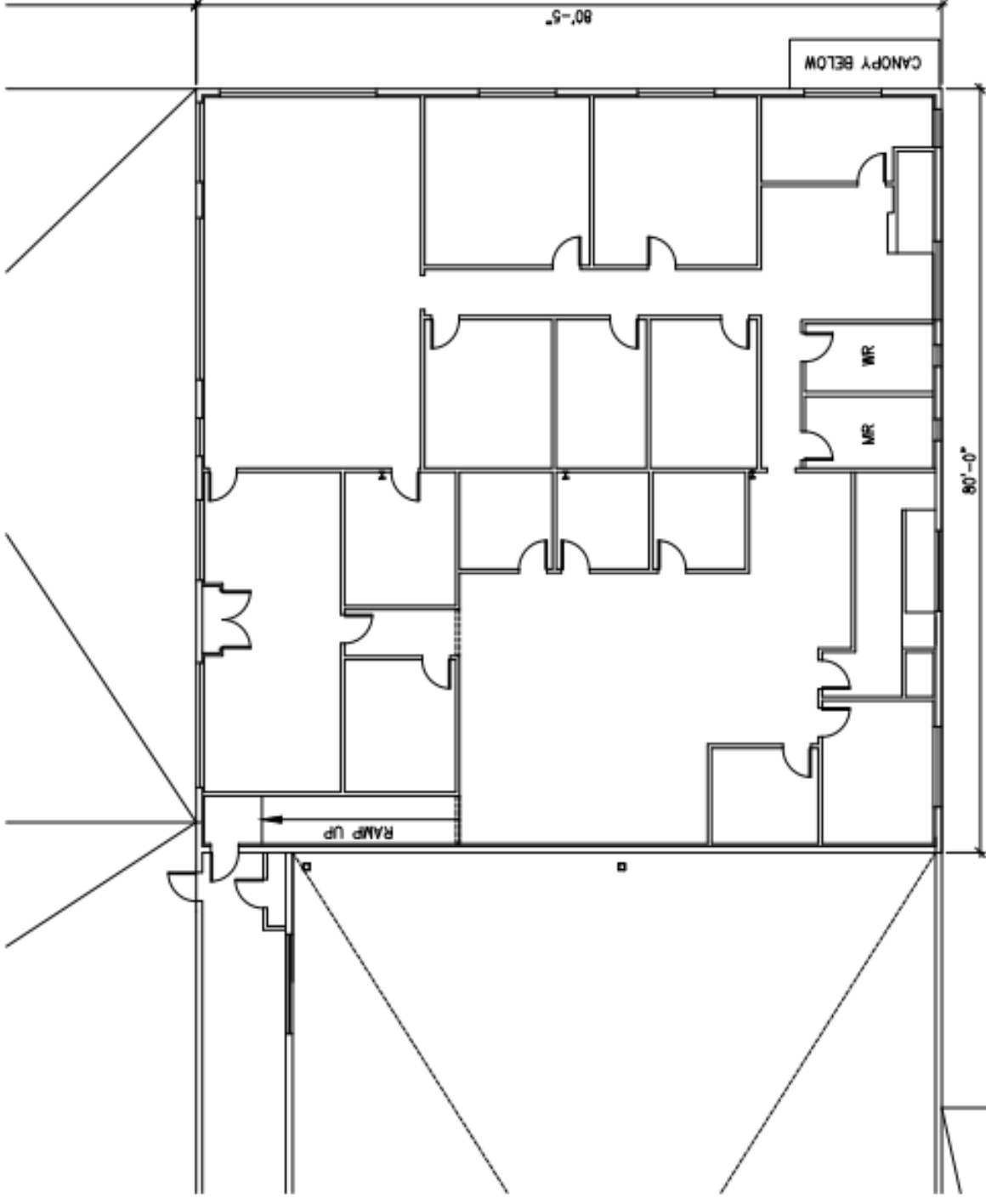
15 BOYDEN STREET, WATERBURY, CT  
 LAYOUT A  
 FIRST FLOOR



AUGUST 2016

15 BOYDEN STREET, WATERBURY, CT  
SECOND FLOOR

CREATED BY:  
KARNER DESIGN, LLC  
www.karnerdesigns.com



SECOND FLOOR LAYOUT  
15 BOYDEN STREET, WATERBURY, CT  
SCALE: 1/16" = 1'-0"