

CONTACT: ED GODIN

E-mail: Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

FOR LEASE

15 Boyden Street Waterbury, CT



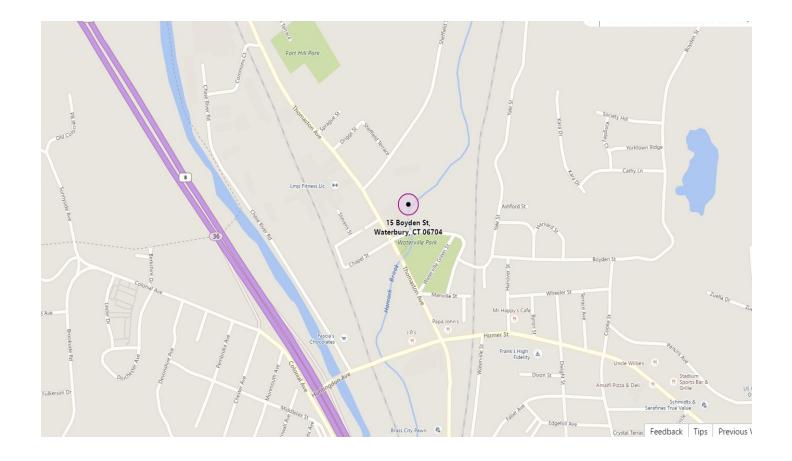
62,300 S/F Office/Warehouse located on 3.5 Acres Suitable for many light industrial uses or potential retail uses Divisible to +/- 3,000 S/F 6,500 S/F Air conditioned finished office space (\$6.50 NNN) 18,000 S/F with 20' ceilings - 33,000 S/F with 8-12' ceilings 12 Grade Level Doors - Waterbury Enterprise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

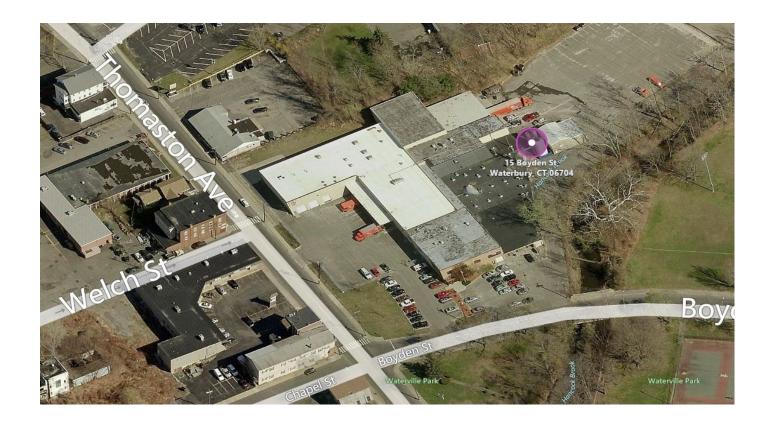
Great street visibility - Close to I-84 and Route 8 Lease: \$2.95 to \$6.50 PSF NNN

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM				
PROPERTY ADDRESS		15 Boyden Street		
CITY, STATE		Waterbury, CT 06704		
BUILDING INFO			MECHANICAL EQUIP.	
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		OTHER	
Office space	6,500		Total acres	3.5
Avail docks	1 (additio	onal 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	TAXES	
UTILITIES			Assessment	TBD under appeal
Sewer	Yes		Mill Rate	
Water	Yes		Taxes	
Gas	Yes			
Electrical	2400 Am	ps	TERMS	
Volts	208 v		Lease	\$2.95 -\$6.50 PSF NNN
Phase	3 ph			

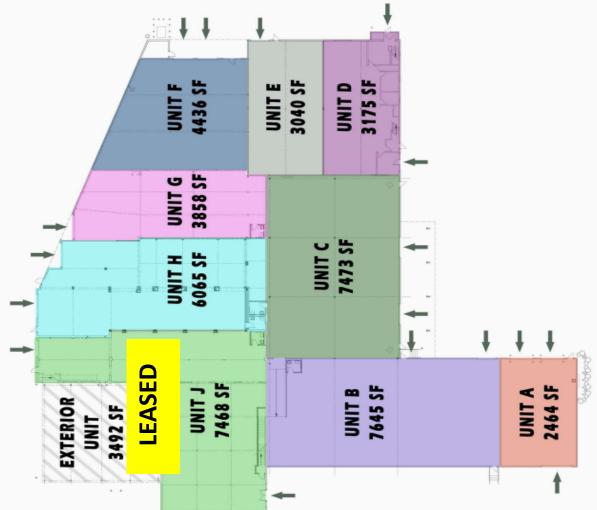
- Flexible space options are available
- Individual rental units to be created and can be fitted out per custom need and with their own loading access
- Store front entrances can be created and individual units will be separately metered for utilities





15 BOYDEN STREET, WATERBURY, CT LAYOUT A FIRST FLOOR AUGUST 2016 - UNIT ACCESS POINTS

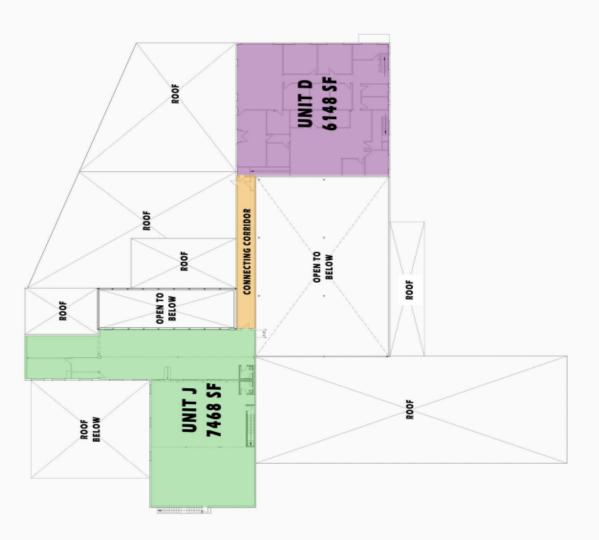


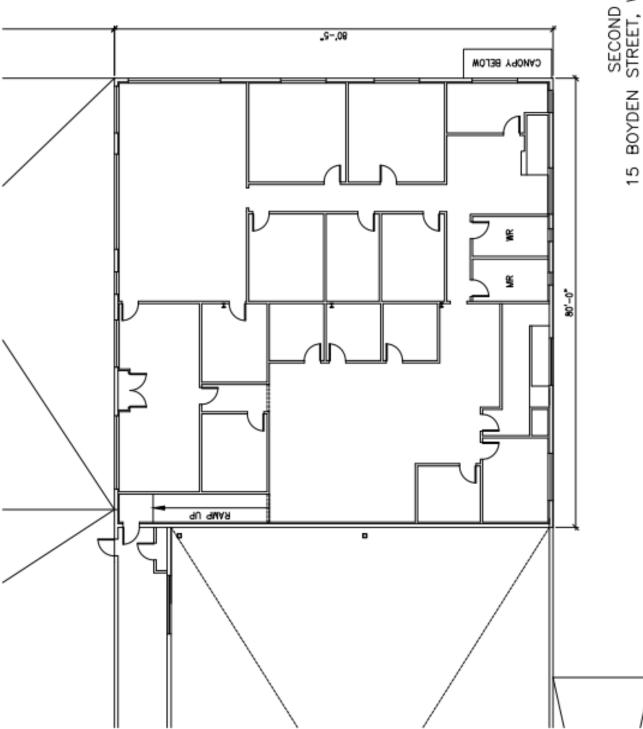


15 BOYDEN STREET, WATERBURY, CT SECOND FLOOR

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

AUGUST 2016





15 BOYDEN SECOND FLOOR LAYOUT SCALE: 1/16" = 1'-0"