

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)

6,500 S/F Air conditioned linisned 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: \$3.95 to \$6.50 PSF NNN

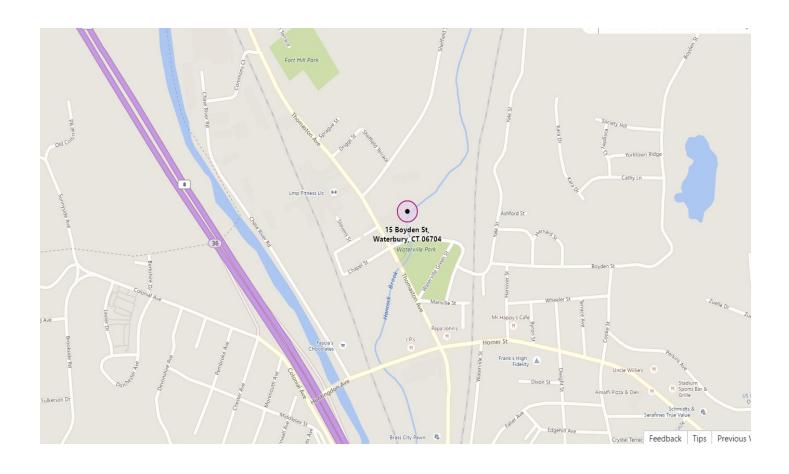
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

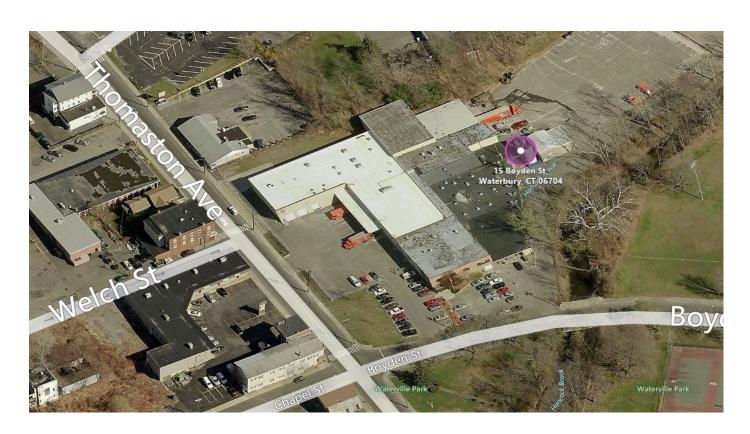
PROPERTY DATA FORM

PROPERTY ADDRESS	15 Boyden Street
CITY, STATE	Waterbury, CT 06704

CITT, STATE	waterbury, C1 00704		
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 (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	TAXES	
UTILITIES		Assessment	TBD under appeal
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes		
Electrical	2400 Amps	TERMS	
Volts	208 v	Lease	\$3.95 -\$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





AUGUST 2016
15 BOYDEN STREET, WATERBURY, CT
LAYOUT A FIRST FLOOR

- UNIT ACCESS POINTS

AUGUST 2016

SECOND FLOOR LAYOUT 15 BOYDEN STREET, WATERBURY, CT SCALE: 1/16" = 1'-0" _9-,08 CANOPY BELOW ¥ 0-.08 evamp ∪P