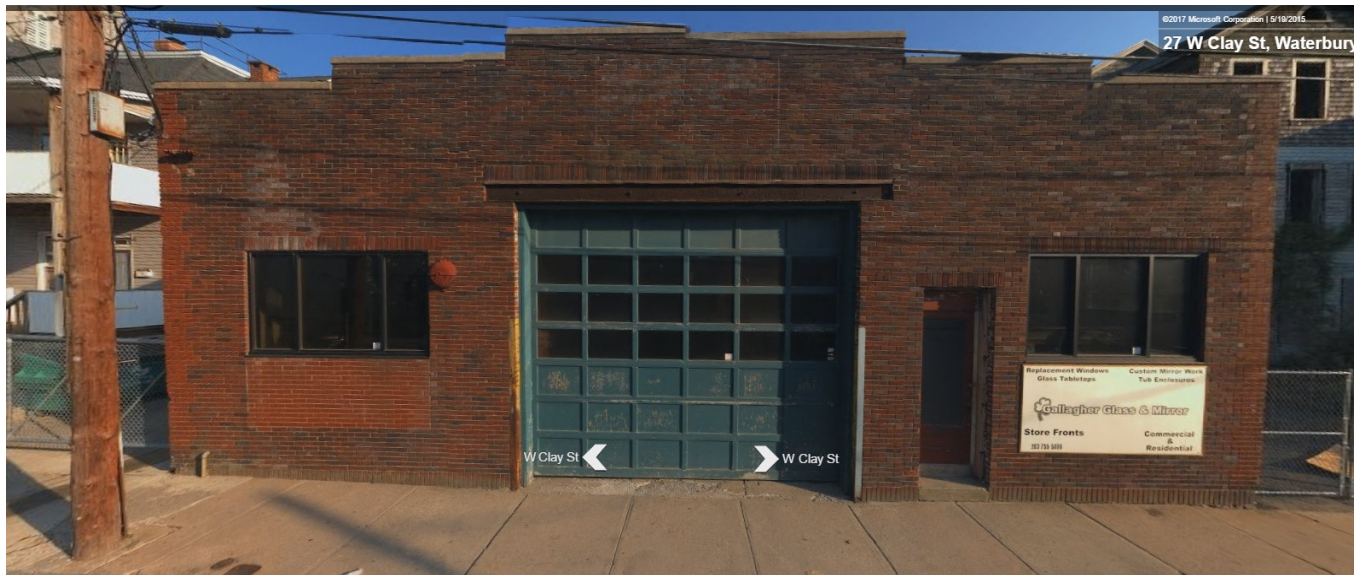


FOR LEASE

15 West Clay Street
Waterbury, CT 06706



+/- 6,500 S/F Storage Warehouse
Includes +/-2,000 S/F lot
Great for Contactor's & Distributor's
Beautifully maintained
New Roof 2016
Close to Home Depot and I -84/ RT 8
Sale asking price \$299,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		15 West Clay Street	
CITY, STATE		Waterbury, CT 06706	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,500	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	6,500	Type of Heat	Gas
Avail docks	Drive in	OTHER	
Avail overhead doors	1	Zoning	Industrial
Ext. Construction	Brick	Parking	
Ceiling Height	12' 6"	State Route / Distance To...	
Roof	New (2016)	TAXES	
Date Built	1950	Assessment	\$80,220
		Mill Rate	60.21
		Taxes	\$4,830.00
UTILITIES		TERMS	
Sewer	City	Sale price	\$299,000.00
Water	City		
Gas	Yankee Gas		
Electrical			
Amps	400 Amp		
Phase	3 Phase		



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