

FOR LEASE

**1604 Thomaston Ave
Waterbury, CT**



**41,663 S/F remaining 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)

8,500 S/F with 20' ceilings - 28,000 S/F with 8-12' ceilings

6,100 S/F second floor warehouse

8 Grade Level Doors - Waterbury Enterprise Zone

Ample Parking, over 90 spaces

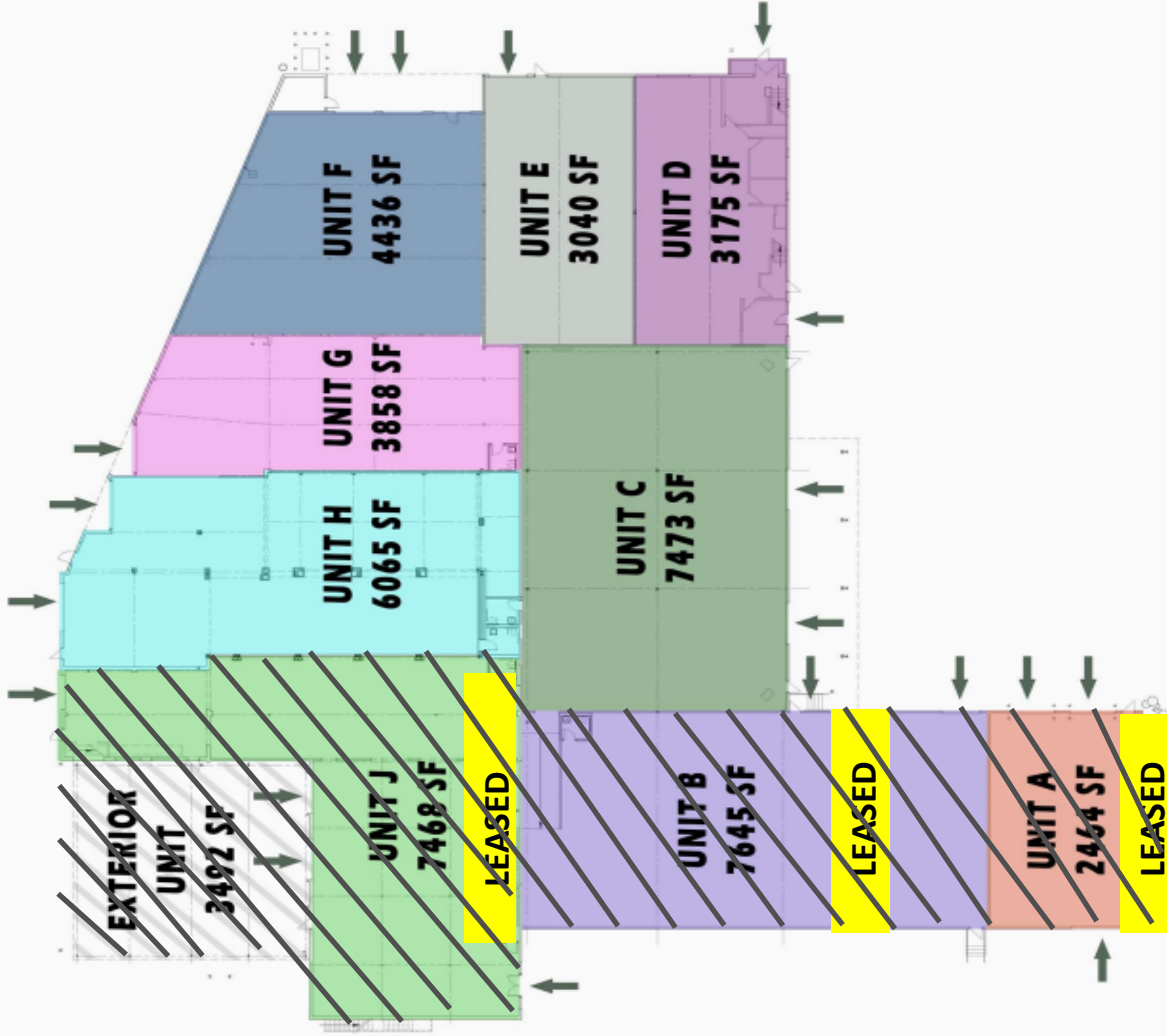
Great street visibility - Close to I-84 and Route 8

Lease: \$3.95 to \$6.50 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		1604 Thomaston Ave	
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	41,000	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' - 20'		
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		

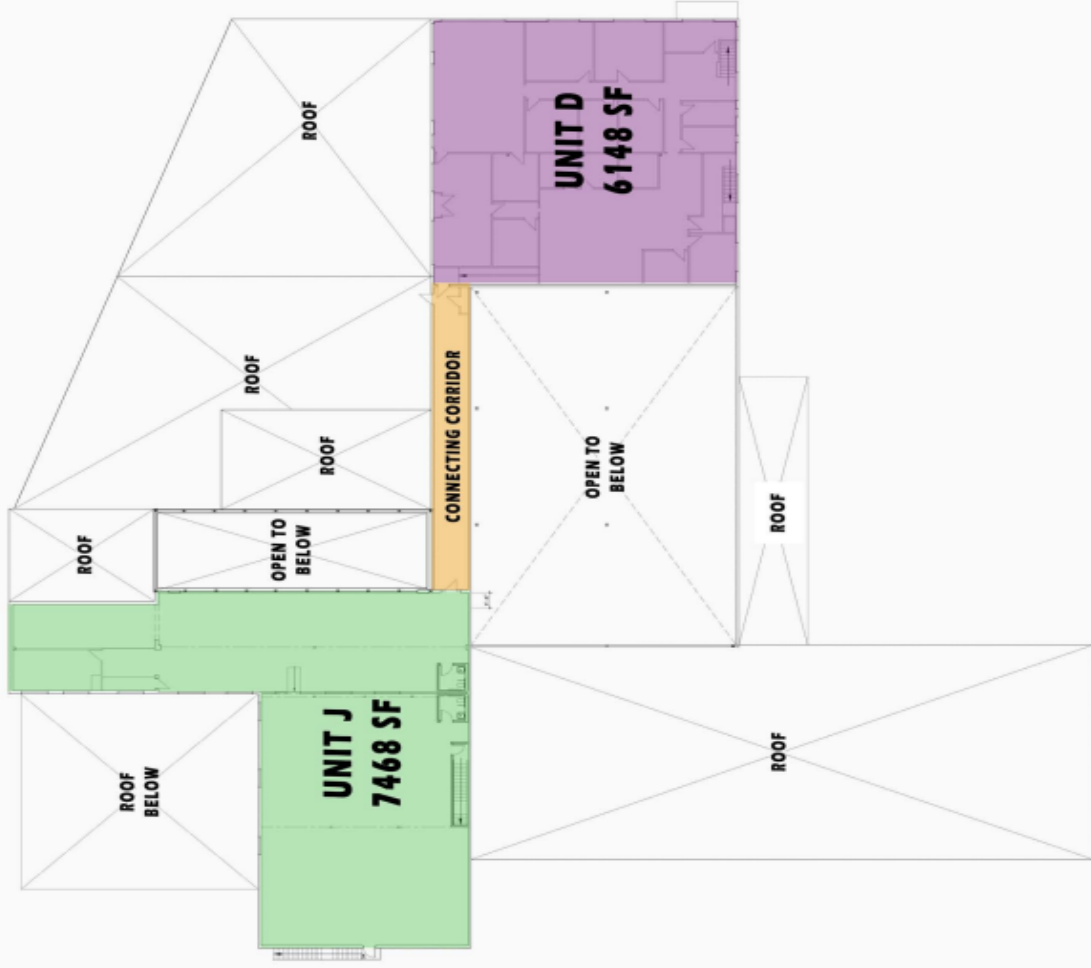
- Flexible space options are available
- Individual rental units to be created and can be fitted out per custom need and with their own loading access
- Store front entrances can be created and individual units will be separately metered for utilities



UNIT ACCESS POINTS

AUGUST 2016

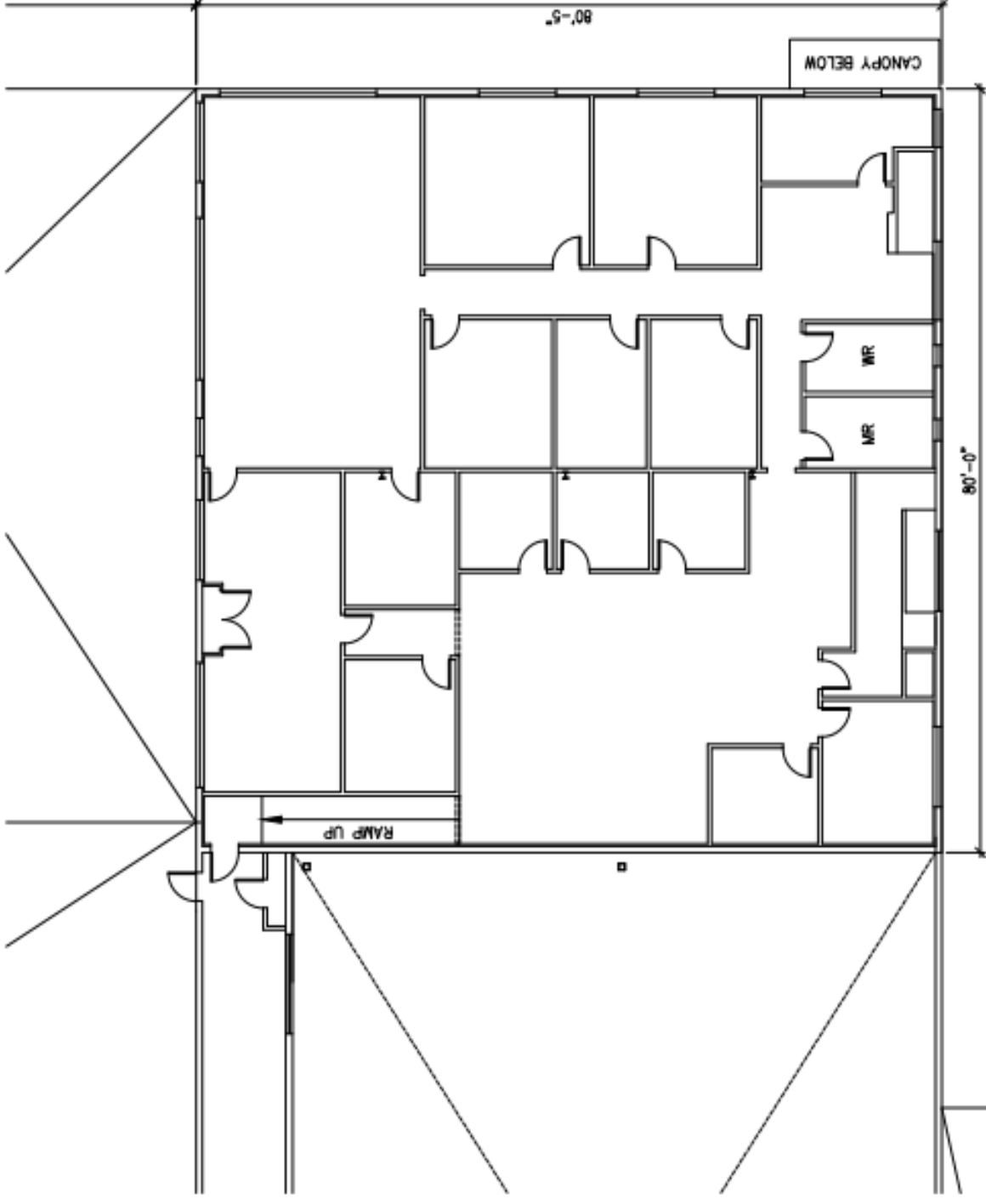
15 BOYDEN STREET, WATERBURY, CT
LAYOUT A
FIRST FLOOR



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"