

FOR LEASE

*56 Eagle Street
Waterbury CT, 06708*

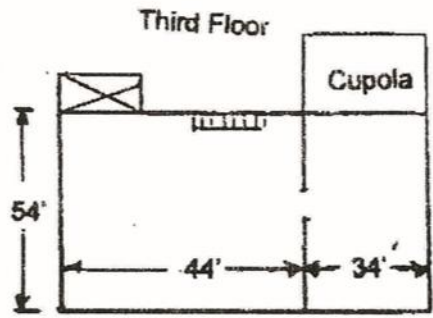
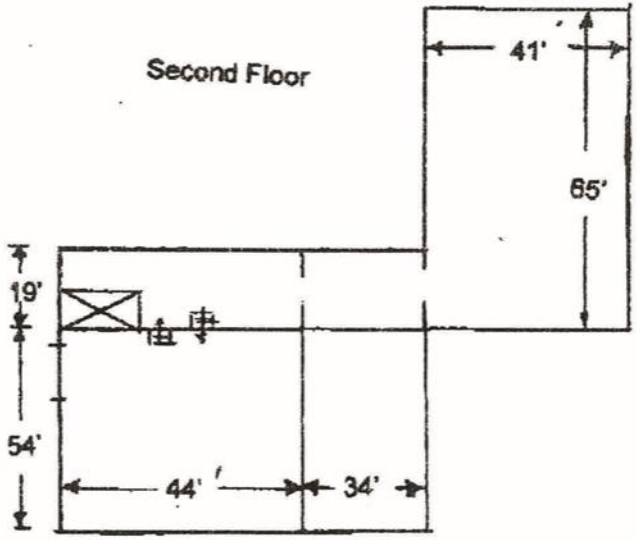
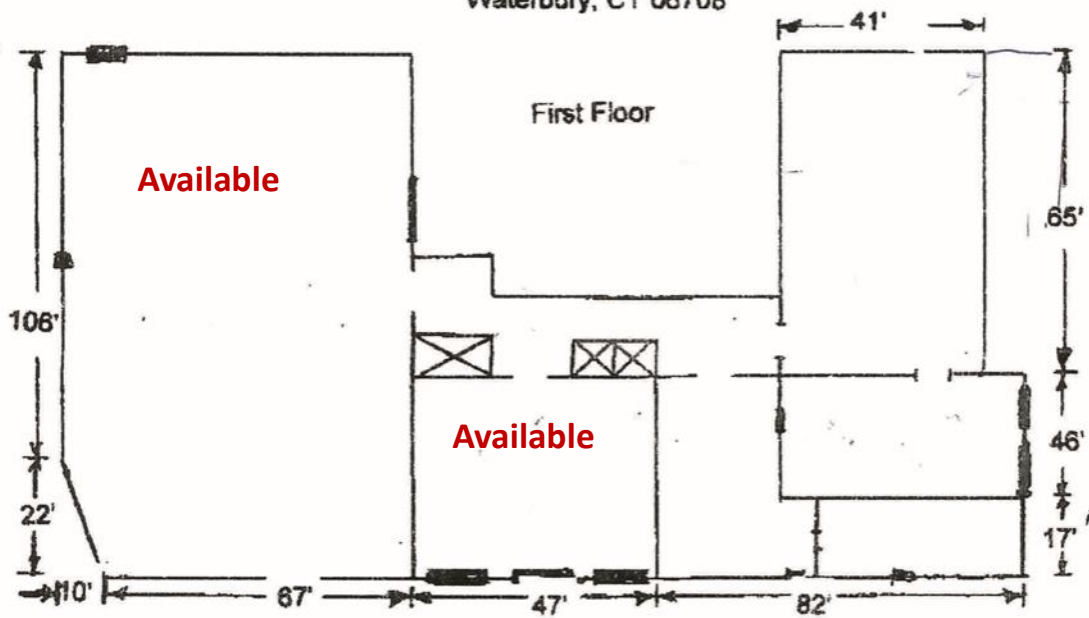


- +/- 12,000 S/F High Bay Warehouse on 1.01 acres
- 26' clear height with clear span construction in 9,700 S/F
- Heavy power, multiple drive in doors and dock area
- Additional space could be available
- IG-heavy industrial zoning
- Well located near Route 8 in the Enterprise Zone

Lease: \$4.50 PSF NNN

PROPERTY ADDRESS	56 Eagle Street		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	34,750	Air conditioning	Office units
Number of floors	1	Sprinkler / type	Yes / dry
Avail S/F	12,000	Type of heat	Gas
Will subdivide to	10,000	Elevator	Yes / freight
Office space	200	TAXES	
Column space	Clear span	Assessment	\$408,190.00
Avail docks	2	Mill rate	60.21
Avail overhead doors	2	Taxes	\$25,348.60
		OTHER	
Exterior construction	Masonry	Total acres	1.01
Interior construction		Zoning	IG heavy industrial
Ceiling height	26'	Parking	30 vehicles
Roof	Rubber	Interstate / distance to	I84 / approx 1 mile
Date built	1980	State Route / distance to	Rte 8 / approx 1/2 mile
UTILITIES		TERMS	
Sewer	City		
Water	City		
Gas	Yes	Lease rate	\$4.50 PSF NNN
Electric	2000 amps /		
	480 volts / 3 phase		
COMMENTS:			
1st floor 9,746 s/f with 26' clear span 3,000 S/F with 12' ceilings			

56 Eagle Street
Waterbury, CT 06708



NOT TO SCALE

