

FOR LEASE

*562 Captain Neville Dr.
Waterbury, CT 06705*



+/- 14,000 S/F

Modern manufacturing/warehouse facility

Excellent highway visibility with 450' I-84 frontage

+/- 2,000 S/F finished office area

1 drive in door - dock ramp possible

Ample Parking

State economic benefits possible

Offered at \$4.50 NNN

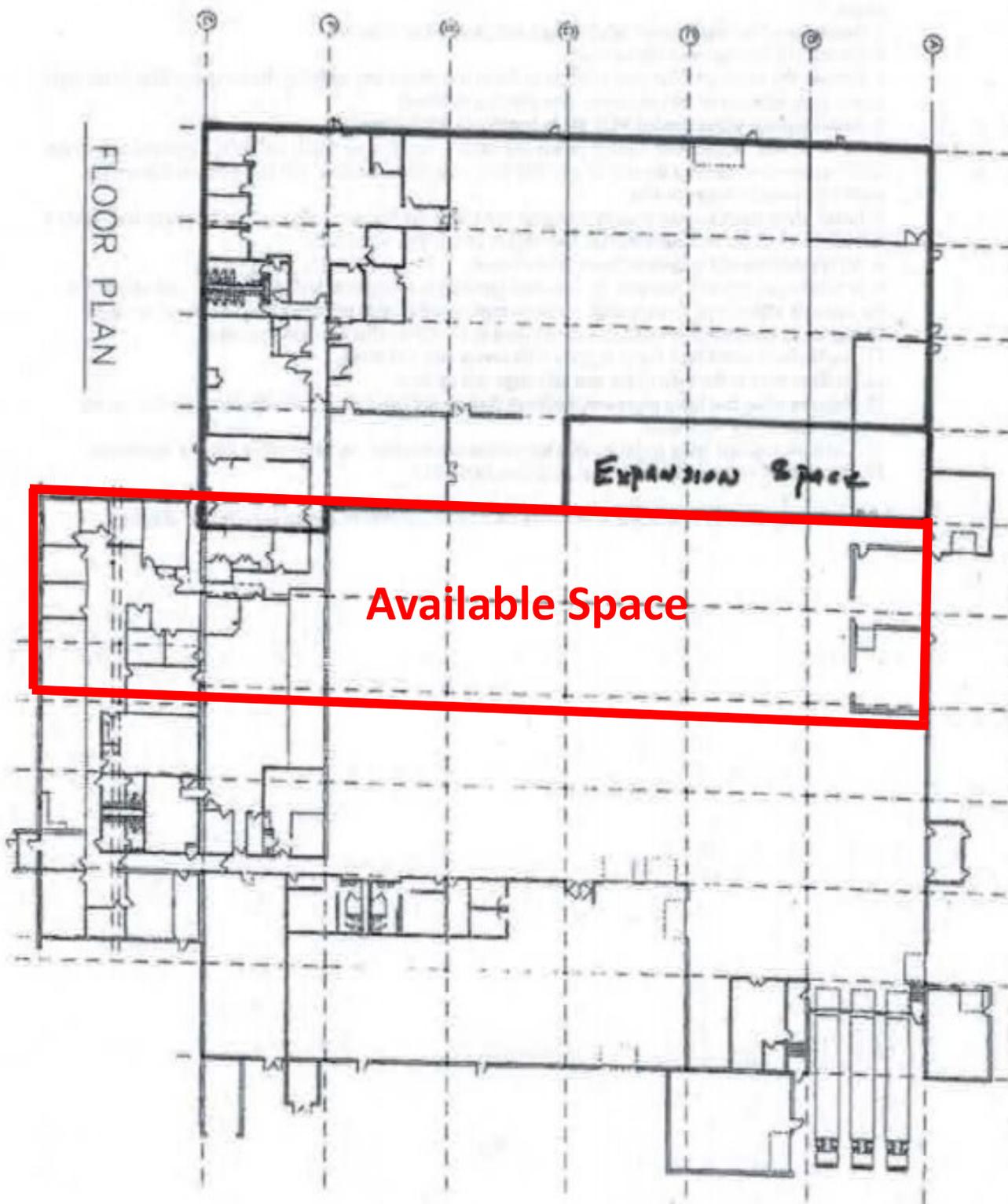
PROPERTY DATA FORM PROPERTY DATA FOR

PROPERTY ADDRESS	562 Captain Neville Drive		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	84,000 S/F	Air conditioning	Yes - Office
Number of floors	1	Sprinkler / Type	Yes / Wet
Avail S/F	+/- 14,000	Type of heat	Gas
Will subdivide	Yes	TAXES	
Office space	2,000 S/F	Assessment	\$1,610,000.00
Avail docks	Possible	Mill rate	60.21
Avail overhead doors	1	Tax	\$99,981.00
Exterior construction	Masonry	OTHER	
Interior construction	Steel	Total acres	10.4
Ceiling height	15'	Zoning	I.P.
Roof	Rubber membrane	Parking	Ample
Date built	1967	Distance to I-84	.25 miles
UTILITIES		Distance to Route 8	4 miles
Sewer	City	TERMS	
Water	City	Lease price	\$4.50 NNN
Gas	Yankee Gas		
Electrical	200 amps / 480 volts/ 3 phase		

COMMENTS:

Exceptional manufacturing/production facility.
Great I-84 exposure and access.

FLOOR PLAN



Available Space

Expansion Space

