

# FOR SALE/LEASE

**61 Interstate Lane  
Waterbury, CT 06705**



## **Modern Upscale Office Space**

**Move-In Condition /Cummins Diesel Generator / Ample Parking**

**Easy Access to I-84 at Exit 25**

**Small Warehouse could be available (2,000 S/F)**

**Priced to Lease:**

**Option 1: Main Floor Office Space**

**6,193 S/F Office space**

**Lease rate: \$9.00 PSF + Utilities**

**Option 2: 2nd Floor office spaces**

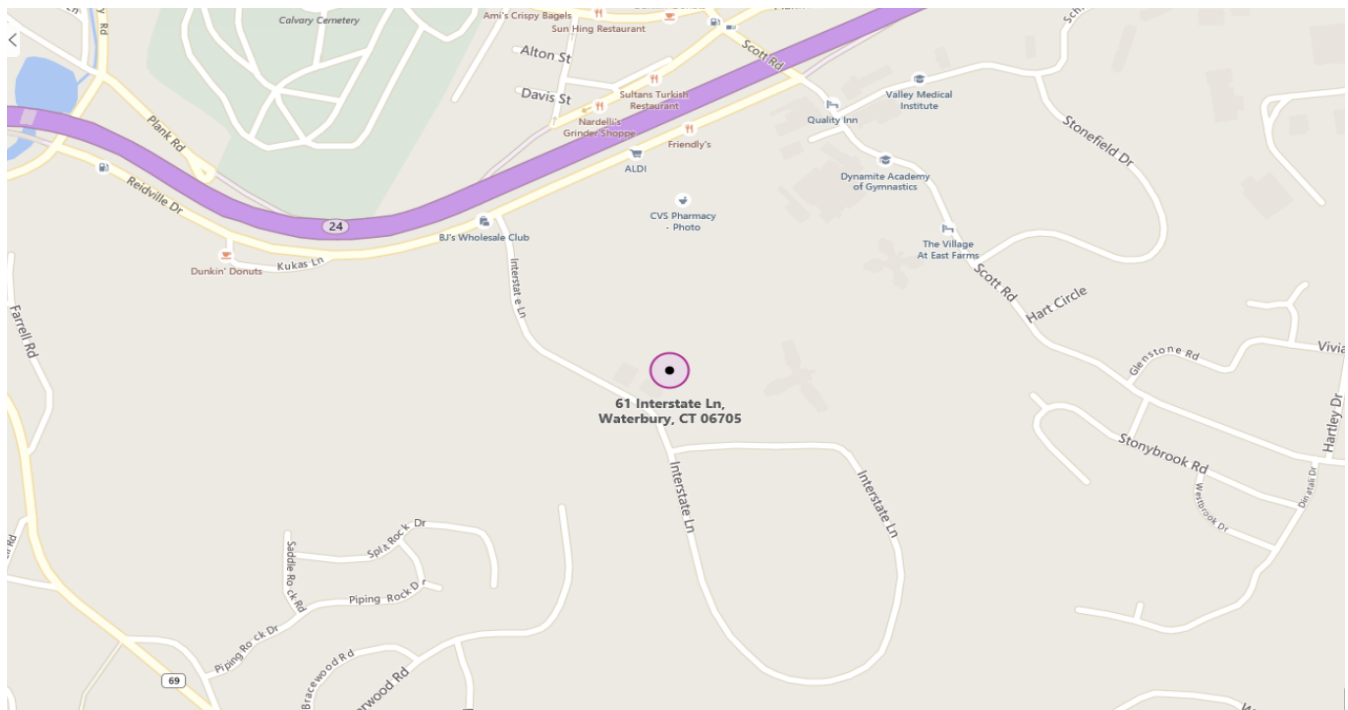
**+/- 2,600 - +/-5,350 S/F office spaces available**

**Lease rate: \$7.50 PSF + Utilities**

**Sale asking: \$1,275,000.00**

# PROPERTY DATA FORM

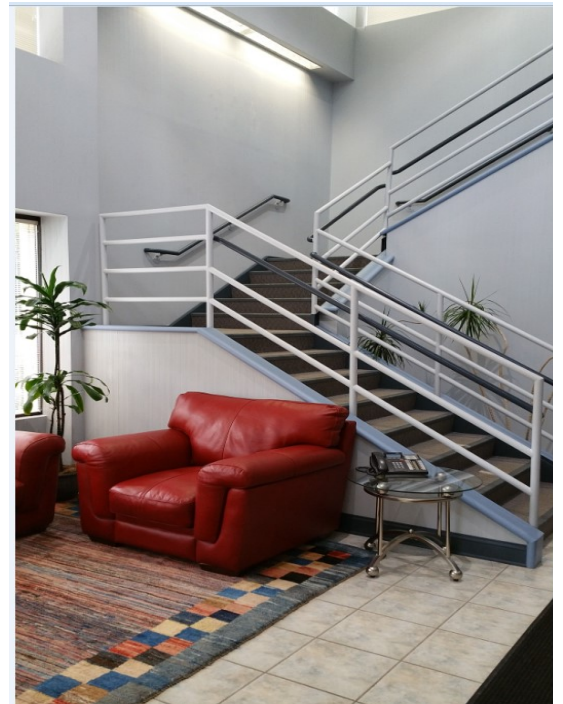
<b>PROPERTY ADDRESS</b>		61 Interstate Lane	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,569	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	6,390 SF 1st floor space	Type of Heat	Gas
	5,350 SF 2nd floor space	Generator	Cummins diesel
Ext. Construction	Stone / Stucco		
Int. Construction	Finished		
Ceiling Height	9'		
Roof	Rubber/ New		
Date Built	1988		
		State Route / Distance To...	Route 8/ 2.5 miles
		<b>OTHER</b>	
		Zoning	IP
		Parking	Ample
		<b>TERMS</b>	
<b>UTILITIES</b>		1st floor	\$9.00 PSF+ utilities
Sewer	City	2nd floor	\$7.50 PSF + utilities
Water	City		
Gas	Yankee Gas	Sale	\$1,275,000.00
Electrical	200 Amps		



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1 St Floor Lobby





2nd Floor



