

FOR SALE/LEASE

**88 Great Hill Road
Naugatuck, CT 06770**



Modern freestanding 10,152 S/F manufacturing facility

Located on 2.2 acres

+/- 1,100 S/F finished office and fully air conditioned

Great business park location minutes to Route 8

800 amps of power, well distributed and air lines

Well maintained and new membrane roof (2013)

Enterprise corridor may offer significant tax incentives

Sale Price: \$495,000.00

Lease Rate: \$4.00 PSF + NNN

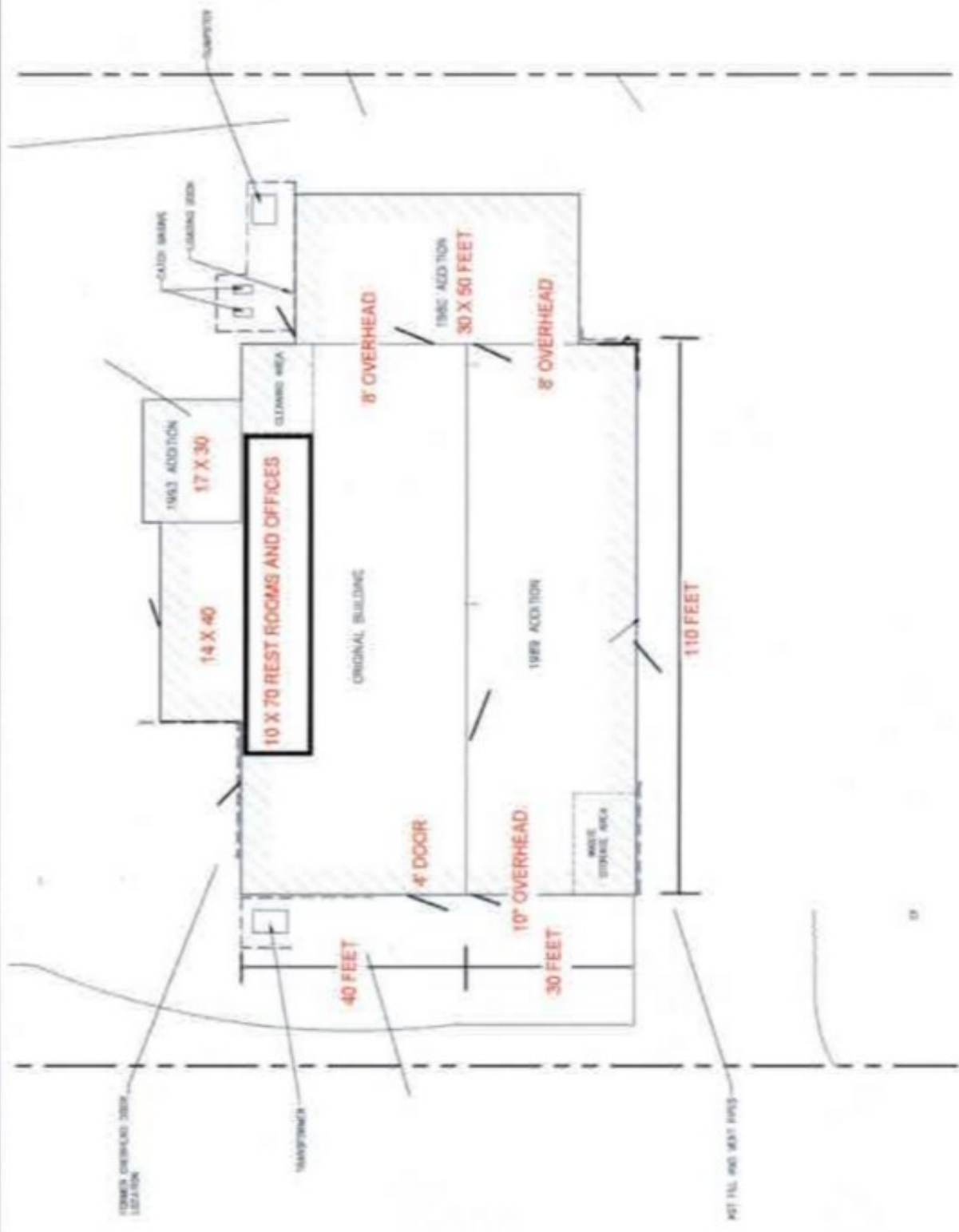
PROPERTY DATA FORM

PROPERTY ADDRESS	88 Great Hill Road
CITY, STATE	Naugatuck, CT 06770

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,152	Air Conditioning	Yes/ full A/C
Avail S/F	10,152	Sprinkler / Type	No
Number of floors	1	Type of Heat	oil
Office space	1,100	OTHER	
Ceiling Height	10'	Zoning	Industrial
Column space	1 center wall	Parking	20 +/-
Avail docks	1	Total acres	2.23
Avail overhead doors	1	State Route / Distance To...	I84/ 4 miles
Ext. Construction	Masonry	Interstate / Distance to	Route 8/ 1 mile
Roof	Rubber membrane	TAXES	
Roof replaced- main shop area +/- 7,700 S/F		Assessment	\$326,830
Date Built	1978/1994	Mill rate	44.8
UTILITIES		Tax	\$14,641.98
Sewer	Yes	TERMS	
Water	Yes	Sale Price	\$495,000.00
Gas	Available	Lease Rate:	\$4.00 PSF + NNN
Electrical	800 Amps		
Volts	120/208		
Phase	3 phase		



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DRAWING IS TO SCALE, EXCEPT AS NOTED

Designer: DPA
 Date: 4.11.11
 Project No: 18-204
 Date: 02/04/13
 CAD File: EYE 20401

DPAC SKETCH SITE PLAN
 COLE SCREW MACHINE PRODUCTS
 88 GREAT HILL ROAD
 NALGATUCK, CONNECTICUT

DIMENSIONS ARE APPROXIMATE AND DOOR LOCATIONS ARE APPROXIMATE

