

# FOR LEASE

*237 East Aurora Street  
Waterbury, CT*



**4,742 S/F Office Space or Office/Assembly Space  
Loading door possible**

**Lease: \$5.95 PSF NNN**

**5,338 S/F Warehouse with 3 Loading Docks  
Outside storage possible**

**Lease: \$3.95 PSF NNN**

**7,200 S/F Warehouse with 2 Loading Docks**

**Lease: \$3.95 PSF NNN**

**Prime location at the crossroads of I-84 and Route 8**

**Enterprise zone benefits**

**Ceiling height 12' Wet sprinkler system Gas fire hanging unit**

| PROPERTY DATA FORM    |                       |  |                   | PROPERTY DATA FOR |                    |
|-----------------------|-----------------------|--|-------------------|-------------------|--------------------|
| PROPERTY ADDRESS      |                       | 237237 East Aurora Street East Aurora Street |                   |                   |                    |
| CITY, STATE           |                       | Waterbury, CT Waterbury, CT                  |                   |                   |                    |
| <b>BUILDING INFO</b>  |                       |  |                   |                   |                    |
| Total S/F             | Total S/F             | 7979,500                                     | MECHANICAL EQUIP- | Air conditioning  | Possible           |
| Number of floors      | Number of floors      | 11   | MECHANICAL EQUIP  | Air conditioning  | Possible           |
| Avail S/F             | Avail S/F             | 77,200 s/f warehouse space                   | Type              | Type              | Wet                |
| Avail S/F             | Avail S/F             | 55,338 s/f warehouse space                   | Type of heat      | Type of heat      | Gas / modine       |
| Avail S/F             | Avail S/F             | 44,742 s/f office / assembly space           | <b>OTHER</b>      |                   |                    |
| Exterior construction | Exterior construction | Block  | Total acres       | Total acres       | 10.8               |
| Interior construction | Interior construction | Block  | Rail spur         | Rail spur         | Yes                |
| Ceiling height        | Ceiling height        | 1212'  | Zoning            | Zoning            | IG                 |
|                       |                       |  | Parking           | Parking           | Adequate           |
|                       |                       |  | Interstate        | Interstate        |                    |
|                       |                       |  | Distance to       | Distance to       |                    |
| <b>UTILITIES</b>      |                       |  | State Route       | State Route       | Route 8            |
| Sewer                 | Sewer                 | City   | Distance to       | Distance to       | Less than 1/2 mile |
| Water                 | Water                 | City   |                   |                   |                    |
| Gas                   | Gas                   | Yankee                                       | <b>TERMS</b>      |                   |                    |
| Electric              | Electric              | 2000 amps                                    | Lease rate        | Lease rate        | \$3.95 PSF NNN     |
|                       |                       |  |                   |                   | Nets \$1.70 PSF    |
|                       |                       |  | Office space      | Office space      | \$5.95 PSF NNN     |

**COMMENTS:** 3 areas available

4,742 s/f office space or office/assembly space. Loading door possible. \$5.95 PSF NNN  
5,338 s/f warehouse space with 2 loading docks \$3.95 PSF NNN 7,200 s/f warehouse space with 2 loading docks \$3.95 PSF NNN

Ceiling heights 12'  
Full wet sprinkler system  
Rail spur on location  
Gas fired hanging units  
Located in Enterprise Zone

**ENTERPRISE ZONE BENEFITS**

80% tax abatements on real estate taxes and personal property taxes for 5 years  
50% reduction on state corporate tax for 10 years



