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FOR LEASE

237 East Aurora Street Waterbury, CT



Unit 5B - 5,338 S/F Warehouse with 3 Loading Docks
Outside storage possible
Lease: \$4.95 PSF NNN

Unit 6A - 5,155 S/F Small office area with 1 Loading Dock Lease: \$4.95 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

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PROPERTY DATA FORMPROPERTY DATA FOR			
PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING INFOBUILDING INFO		MECHANICAL EQUIP	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Avail S/F Unit 6A	5,150 s/f small office space with 1 loading dock	Туре	Wet
Avail S/F Unit 5B	5,338 s/f warehouse space ,338 s/f warehouse space	Type of heat	Gas
Exterior construction	Block	Total acres	10.8
Interior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
UTILITIES		State Route	Route 8
Sewer	City	Distance to	Less than ½ mile
Water	City	TERMS	
Gas	Yes	Lease rate	\$4.95 PSF NNN
Electric	200 amps		

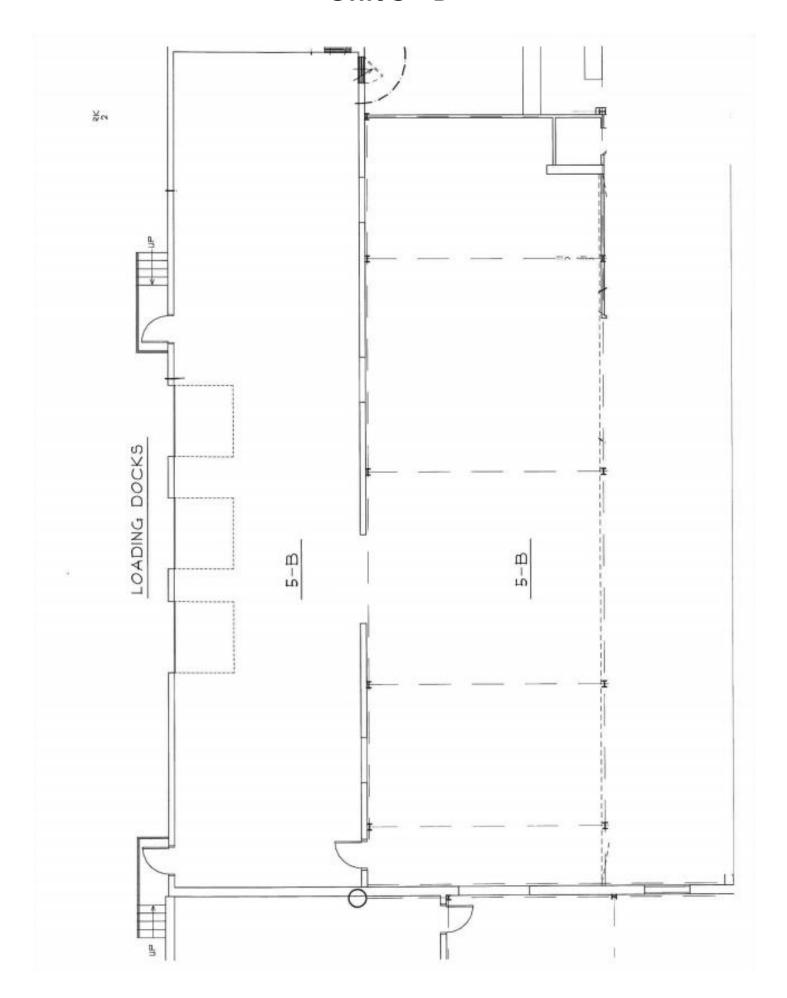
ENTERPRISE ZONE BENEFITS

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

Job grants available based on business SIC code



Unit 5 - B



Unit 6 - A





