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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

PROPERTY DATA FORM

PROPERTY DATA FOR			
PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING 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	Type	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

2x



