

## **CONTACT: ED GODIN**

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## FOR LEASE

84 Progress Lane Waterbury, CT



Office Space 15,000 S/F Sub dividable to 6,000 S/F

Former Bank Headquarters
Office Park setting located right off I-84 Exit 25A
Elevator Abundant free on-site parking On city bus line

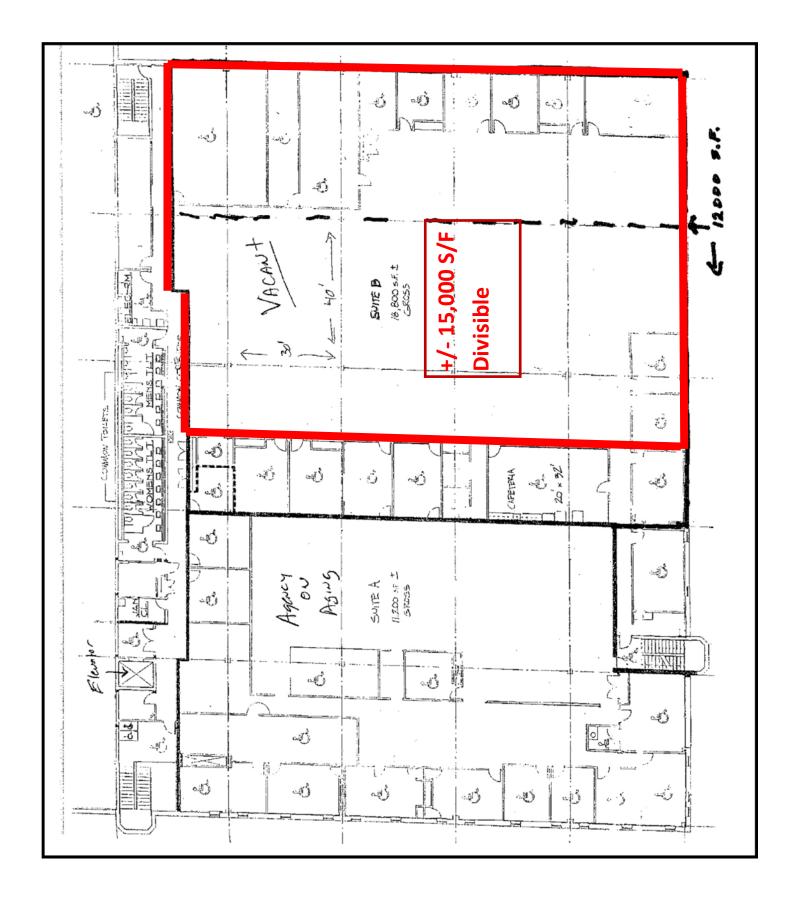
6 T1 phone lines with capacity for 25 sub-lines off each Professionally managed and owned

Offered at \$6.95 PSF plus Nets

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PROPERTY DATA FORM			
PROPERTY ADDRESS	84 Progress Lane		
CITY, STATE	Waterbury, CT 06705		
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BUILDING INFO		MECHANICAL EQUIP	
Total S/F	150,000 S/F +/-	Air conditioning	Yes / Trane units
Number of floors	2	Sprinklered	Yes
Avail S/F	15,000 S/F +/-	Туре	Wet
Will subdivide to	6,000 S/F	Type of heat	Gas / Trane units
Office space	15,000 S/F +/-	Elevator	Yes
Exterior construction	Brick/block		
Interior construction	Finished	TAXES	
Ceiling height	12'	Date assessed	2004
Roof	Carlisle membrane	Assessment	\$2,709,980
Date built	1982	Mill rate	53.312
		Tax	\$144,474 / 0.96 PSF
UTILITIES		OTHER	
Sewer	City	Total acres	15.3
Water	City	Zoning	I.P.
Gas	Yankee Gas	Parking	5 per thousand
Electrical		Distance to I-84	.5 miles
Amps	2500	Distance to Route 8	4.97 miles
Volts	227/480	Distance to I-691	4.5 miles
Phase	3		
		TERMS	
		Lease rate	\$6.95 PSF
			Plus Nets

**COMMENTS:** Beautifully well maintained office space with large open bull-pen area and office lined outer perimeter. Easy access to Interstate 84. New 4-way intersection. Possible tax incentives based on your use and SIC Code.



## **84 PROGRESS LANE** Lakewood Nichols Rd Woodtiek 8 Lakewood Park Pleasant St Lily Brook Burnt Hill Nicola St Mad Rive O Town Line Rd Shopping Center \_ Tame Buck Hill alind Rid afbara Dr Rosemary Ln Waterbury Meriden Rd Frost Road Lakeview EXIT 25-A 84 PROGRESS LANE East Mountain Brookview Ave Saunders Ln Mountain-Brow Hill Eugene D Eastside Blvd Platts Vills Crestwood Dr Dupreay Rd Buckley Miller Dr Hopkins'St Union Rd Blue Trail Dr Prospect MAPRVEST Grickis Ln Salem Rd amein @ 1998 GeoSystems Global Corp.