

FOR LEASE

**400 Captain Neville Drive
Waterbury, CT
Lower Level**



+/- 12,000 S/F (Divisible)

Office/Flex/Lab Space

Modern tilt up concrete panel (1971/1980) Industrial building

Great highway frontage location and excellent access to

4-way interchange at Exit 24A off I-84

570 parking spaces on 20+ acres

Firestone rubber membrane roof, full warranty until October 2020

Strong local ownership and management having

+ 700,000 S/F in the Industrial Park

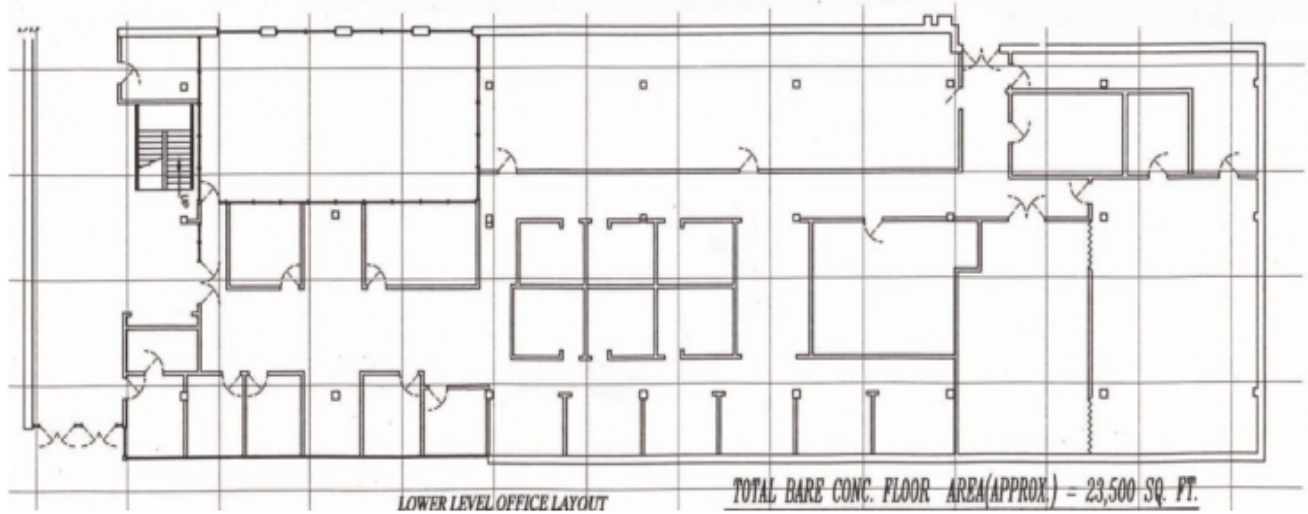
Lease rate: \$6.95 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		400 Captain Neville Drive	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	208,000	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	+/- 12,000 S/F	Type of Heat	Gas
Will subdivide to	5,000+/-	OTHER	
Office space	12,000 S/F	Acres	20.50
Column space	50' x 50'	Zoning	IP
Avail overhead doors	Drive in door possible	Parking	570
Ext. Construction	Tilt up concrete panels	State Route / Distance ...	Route 8/ 5
Ceiling Height	10' in office/ flex space 14' warehouse	Interstate Route/ Distance..	691 / 5 miles
Roof	Rubber membrane 2001	TAXES	
Date Built	1971/1980	Taxes	+/- \$1.00 PSF
UTILITIES		TERMS	
Sewer	Yes	Lease rate	\$6.95 NNN
Water	Yes		
Gas	Yes		
Electrical	400 Amps / 480 volts		

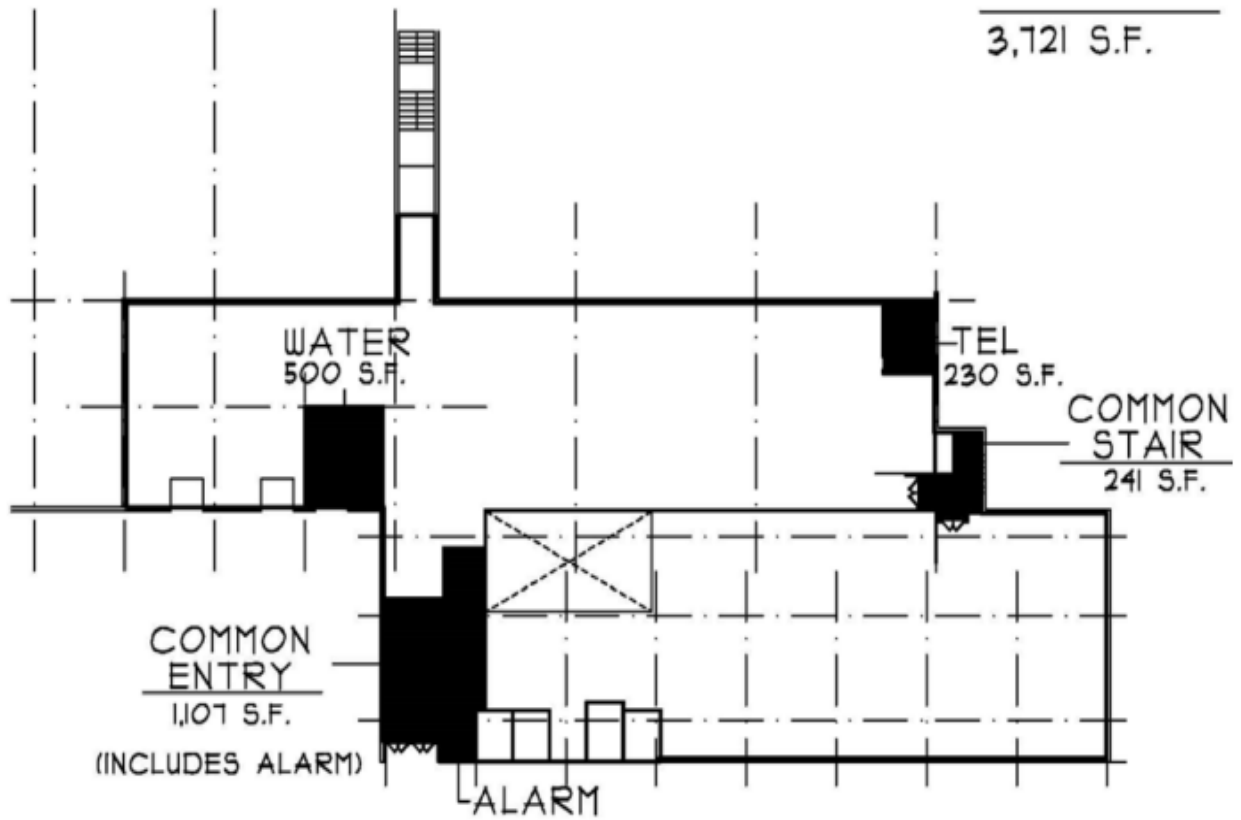
COMMENTS:

This building has been recently acquired by an affiliate of Cornerstone Realty, Inc., a Waterbury based company and adds to their large portfolio of space in Waterbury's premier industrial park. Cornerstone and it's affiliates provide a local dedicated owner/ management team that is committed to providing high quality industrial space at a great value .



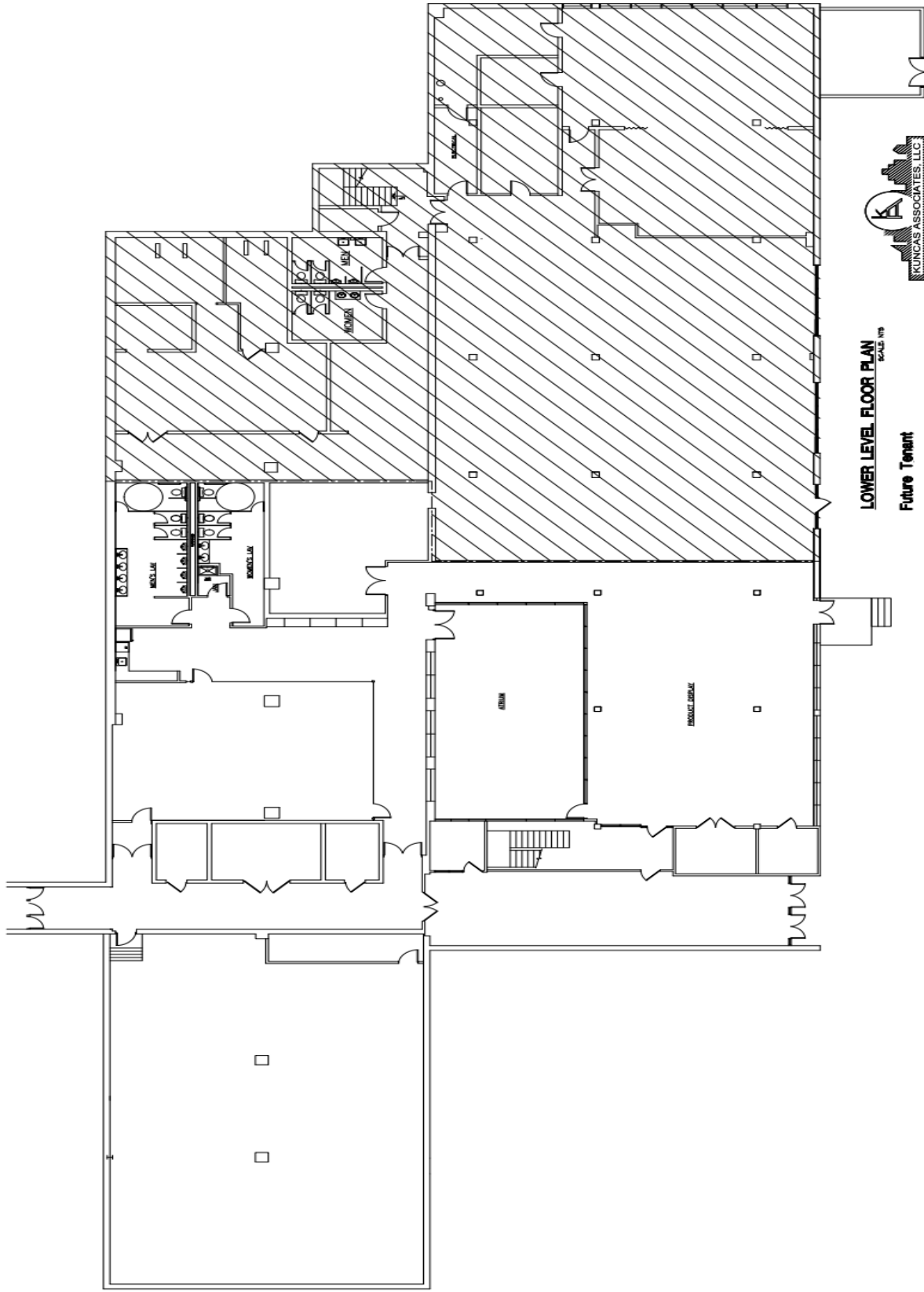
TOTAL MAIN COMMON- 1,643 S.F.
 TOTAL BSMT COMMON- 2,078 S.F.

3,721 S.F.



EXISTING BASEMENT

0' 10' 40'



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Future Tenant

400 Captain Neville Drive
Waterbury, CT
2/06/2018

LEGEND

- Property Line (TP)
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NOTES

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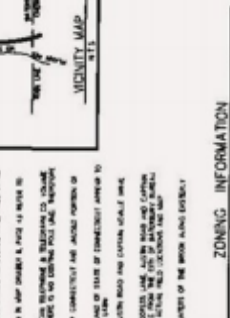
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ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROVIDED
ZONING DISTRICT	INDUSTRIAL	INDUSTRIAL
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F.
MINIMUM LOT DEPTH	50 FEET	50 FEET
MINIMUM FRONT SETBACK	25 FEET	25 FEET
MINIMUM SIDE SETBACK	10 FEET	10 FEET
MINIMUM REAR SETBACK	10 FEET	10 FEET
MAXIMUM BUILDING COVERAGE	40%	40%
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM NUMBER OF STORIES	3	3
MAXIMUM NUMBER OF UNITS	10	10
MAXIMUM NUMBER OF PARKING SPACES	10	10
MAXIMUM NUMBER OF DRIVEWAYS	10	10
MAXIMUM NUMBER OF SIGNAGE	10	10
MAXIMUM NUMBER OF UTILITIES	10	10
MAXIMUM NUMBER OF LIGHT POLES	10	10
MAXIMUM NUMBER OF SIGN POLES	10	10
MAXIMUM NUMBER OF DRAINAGE DITCHES	10	10
MAXIMUM NUMBER OF STORM DRAINS	10	10
MAXIMUM NUMBER OF WATER TABLES	10	10
MAXIMUM NUMBER OF SPOT ELEVATIONS	10	10
MAXIMUM NUMBER OF PROPOSED BUILDING FOOTPRINTS	10	10
MAXIMUM NUMBER OF PROPOSED PARKING SPACES	10	10
MAXIMUM NUMBER OF PROPOSED DRIVEWAYS	10	10
MAXIMUM NUMBER OF PROPOSED ACCESS ROADS	10	10
MAXIMUM NUMBER OF PROPOSED UTILITY LINES	10	10
MAXIMUM NUMBER OF PROPOSED RIGHT-OF-WAYS	10	10
MAXIMUM NUMBER OF PROPOSED WATER MAINS	10	10
MAXIMUM NUMBER OF PROPOSED SEWER MAINS	10	10
MAXIMUM NUMBER OF PROPOSED GAS MAINS	10	10
MAXIMUM NUMBER OF PROPOSED ELECTRIC LINES	10	10
MAXIMUM NUMBER OF PROPOSED TELEPHONE LINES	10	10
MAXIMUM NUMBER OF PROPOSED FIRE HYDRANTS	10	10
MAXIMUM NUMBER OF PROPOSED MANHOLES	10	10
MAXIMUM NUMBER OF PROPOSED VALVES	10	10
MAXIMUM NUMBER OF PROPOSED TRANSFORMERS	10	10
MAXIMUM NUMBER OF PROPOSED LIGHT POLES	10	10
MAXIMUM NUMBER OF PROPOSED SIGN POLES	10	10
MAXIMUM NUMBER OF PROPOSED DRAINAGE DITCHES	10	10
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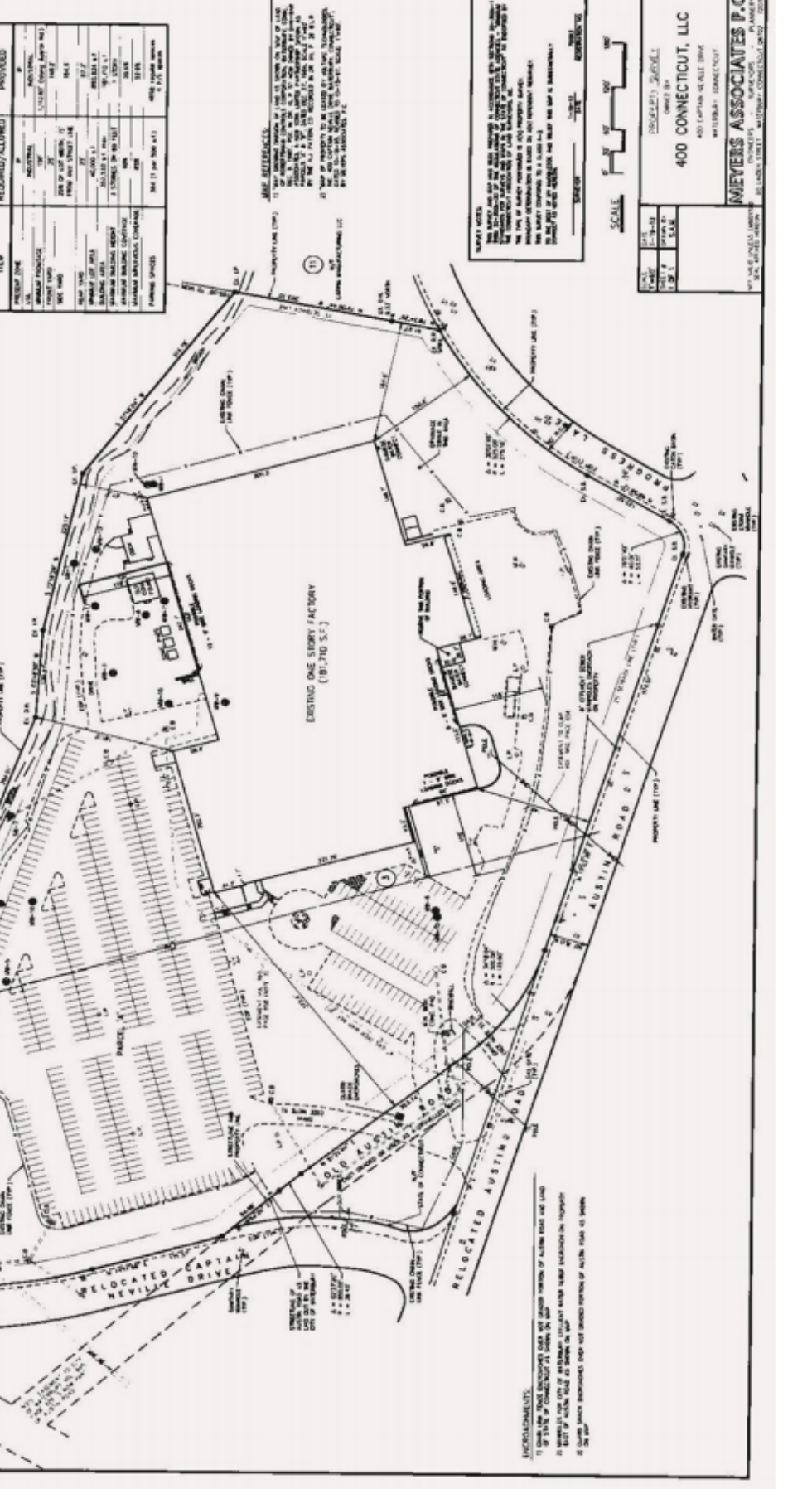
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SCALE

1" = 40'

1" = 80'

1" = 160'

1" = 320'

1" = 640'

1" = 1280'

1" = 2560'

1" = 5120'

1" = 10240'

1" = 20480'

1" = 40960'

1" = 81920'

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