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FOR LEASE

400 Captain Neville Drive Waterbury, CT 06705



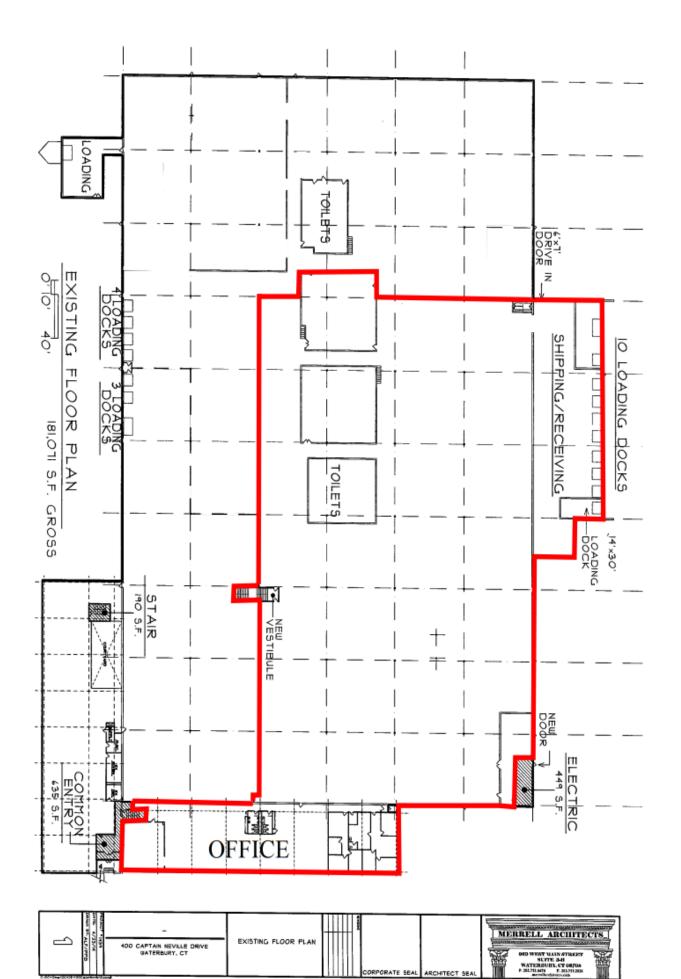
+/-94,000 S/F Warehouse / Manufacturing Divisible to +/-40,000 S/F +/- 8,000 S/F Office Modern tilt up concrete panel Industrial Building Fully Air conditioned - 10 Dock doors - Good power Great highway frontage location and excellent access to 4-Way Interchange at Exit 25 A off I-84 570 parking spaces on 20 + acres Strong local ownership and management having +700,000 S/F in the Industrial Park (Available October 1, 2018 earlier possession possible) Lease Rate: \$4.75 NNN

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM			
ADDRESS	400 Captain Neville Drive		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	208,000	Air conditioning	Yes - full
Number of floors	1	Sprinkler / type	Yes
Avail S/F	+/- 94,000 S/F	Type of heat	Gas
Will subdivide to	40,000		
Office space	8,000 S/F	TAXES	
Column space	50' x 50'	Taxes	+/- \$100 PSF
Avail overhead doors	Drive - in door possible Docks - 10		
Exterior con- struction	Tilt up concrete panels	OTHER	
Ceiling height	16.5' clear	Total acres	20.50
		Rail spur	No
Roof	Rubber membrane 2001	Zoning	IP
Date built	1971/1980	Parking	570
		Interstate / distance to	691 / 5 miles
UTILITIES		State Route / distance to	Route 8 / 5 miles
Sewer	Yes		
Water	Yes	TERMS	
Gas	Yes	Lease rate	\$4.75 NNN
Electric	600 amps / 480 volts/ 3 phase		
	Expandable to 1,200 amps		

COMMENTS:

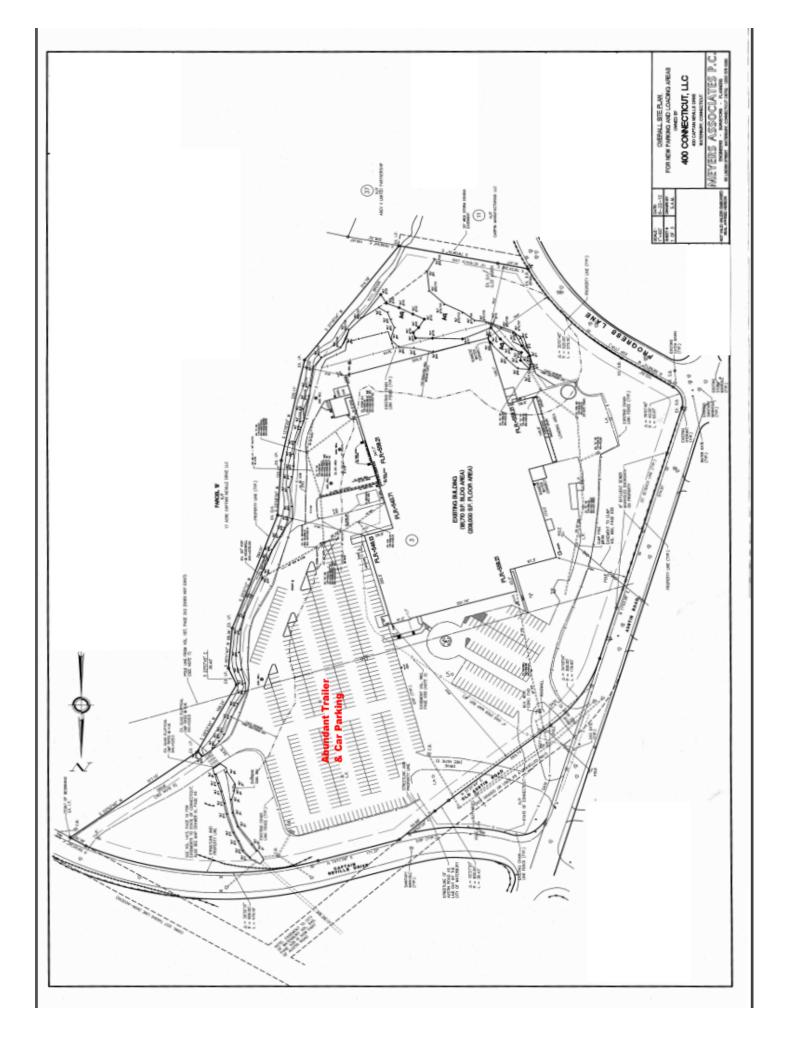
This building is owned by an affiliate of Cornerstone Realty, Inc., a Waterbury based company and adds to their large portfolio of space in Waterbury's premier industrial park. Cornerstone and it's affiliates provide a local dedicated owner/management team that is committed to providing high quality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



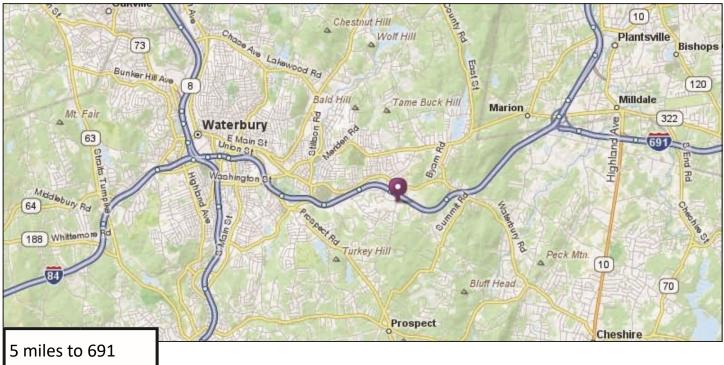












5 miles to Route 8