

# FOR LEASE

130 Railroad Hill Street  
Waterbury, CT



**5,520 +/- S/F Auto Service Center**

**5 bay Shop building with ample Parking  
Auto service equipment available for \$25,000.00**

**Includes:**

**3 x 9,000 lb. 2 post lifts**

**1x 12,000 lb. 4 post lift**

**Exhaust tubing bender ,Hunter tire machine**

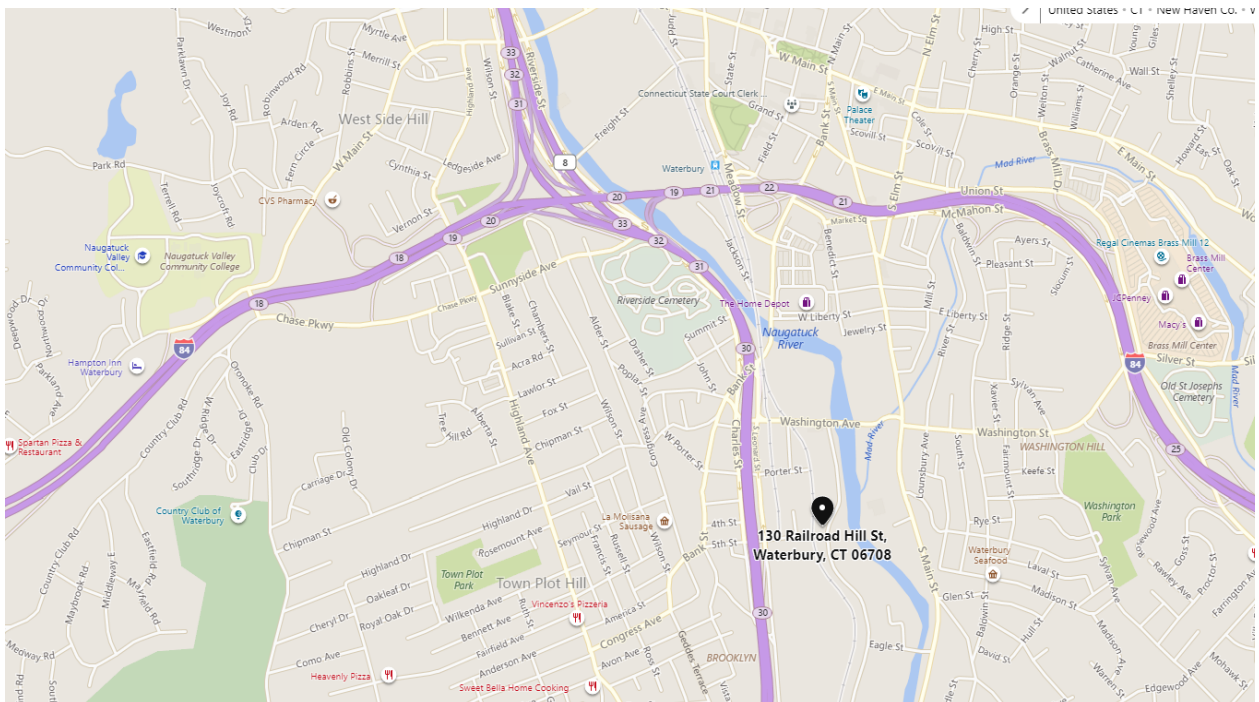
**Industrial air compressor, Aamco brake lathe and Snap on mig welder**

**Misc. benches, racks and office equipment**

**Asking lease: \$9.00 Gross + utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		130 Railroad Hill Street	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,520 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	5,520 +/-	Type of Heat	Gas
Office space	500 +/- S/F	<b>OTHER</b>	
Total/ avail drive-in	5	Acres	.70
Ext. Construction	Concrete block	Zoning	IG
Ceiling Height	14'	Parking	Ample
Roof		State Route / Distance To...	
Date Built	1965	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$269,370.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$16,218.00
Gas	Eversource	<b>TERMS</b>	
Electrical	400 Amp	Lease rate	\$9.00 Gross + utilities



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