

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**

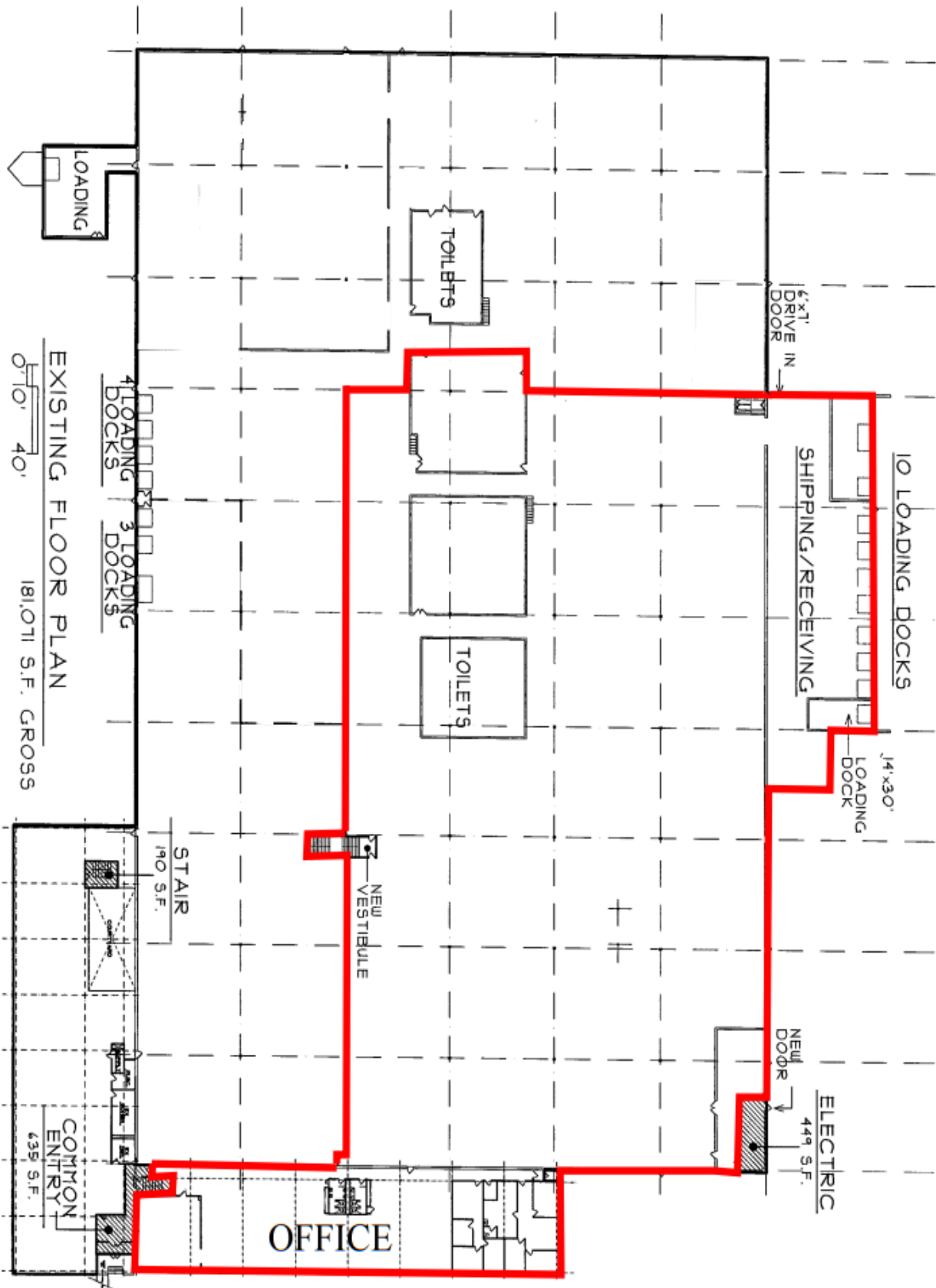
Lease Rate: \$4.75 NNN

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	+/- \$1.00 PSF
Avail overhead doors	Drive - in door possible Docks - 10		
Exterior construction	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 its affiliates provide a local dedicated owner/management team that is committed to providing high quality industrial space at a great value.



	<p>400 CAPTAIN NEVILLE DRIVE WATERBURY, CT</p>	<p>EXISTING FLOOR PLAN</p>	<p>CORPORATE SEAL</p>	<p>ARCHITECT SEAL</p>	<p>MERRELL ARCHITECTS</p> <p>ONE WEST MAIN STREET SUITE 500 WATERBURY, CT 06706 P. 203.251.0475 F. 203.251.2000 MERRELLARCHITECTS.COM</p>
--	--	----------------------------	-----------------------	-----------------------	--

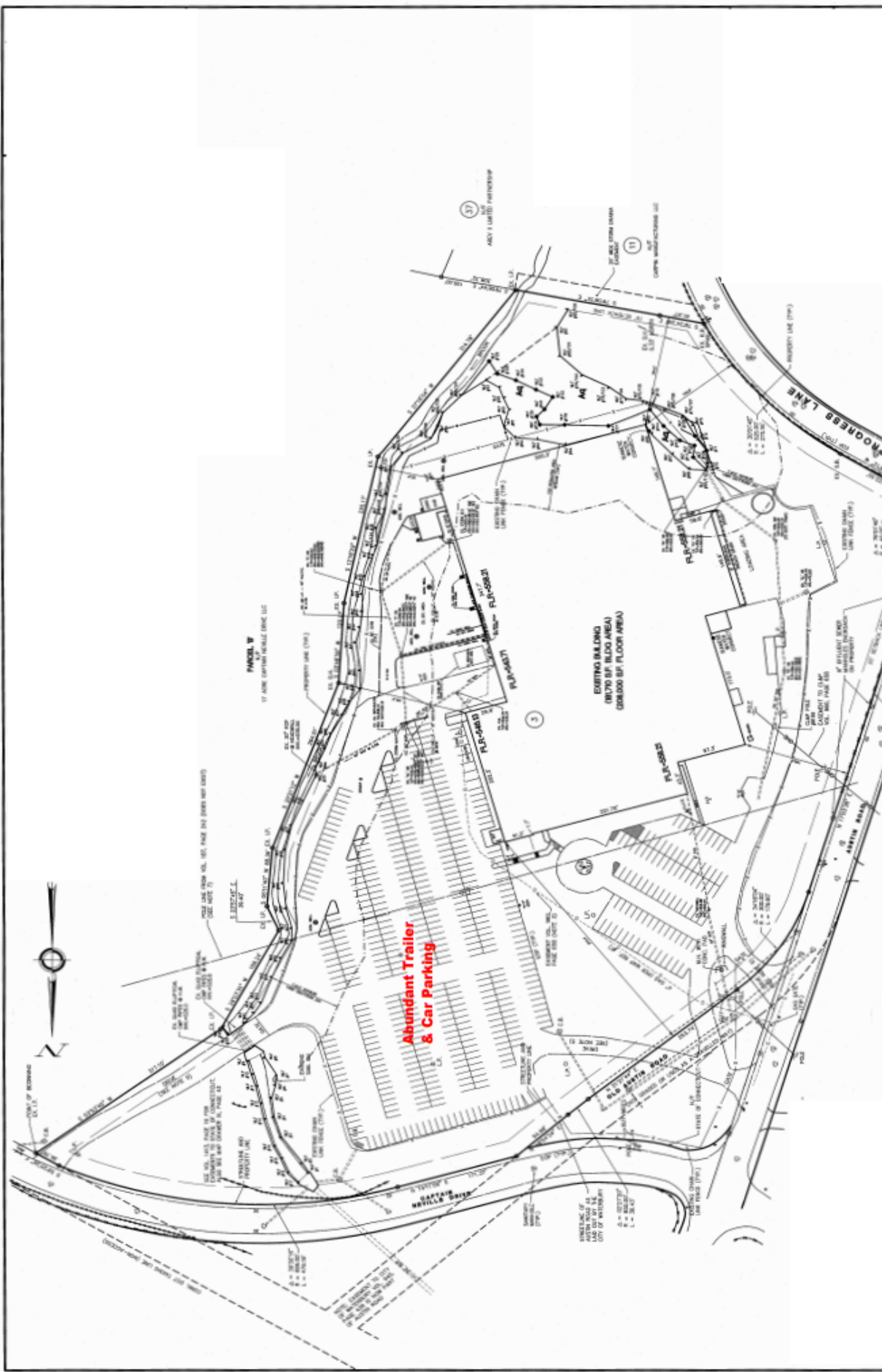




OVERALL SITE PLAN
FOR NEW PARKING AND LOADING AREAS
OWNED BY
400 CONNECTICUT, LLC
400 CAPTAIN WALLS DRIVE
WATERBURY, CONNECTICUT

MEYERS ASSOCIATES P.C.
400 MAIN STREET, WATERBURY, CONNECTICUT 06705-1000

DATE:	6-22-12
BY:	J.P.M.
PROJECT:	400 CT
SCALE:	AS SHOWN





5 miles to 691
5 miles to Route 8