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FOR LEASE

**1172 North Main Street
Waterbury, CT 06702**



**11,800 S/F Industrial Building
1,500 S/F Office Space with A/C
3' Drive in Doors and Loading Dock
Ample Parking
Located on busy North Main Street
Economically Priced: \$3,000.00 + Utilities**

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

PROPERTY ADDRESS	1172 North Main Street		
CITY, STATE	Waterbury, CT 06702		
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,840	Air Conditioning	Offices
Number of floors	1	Sprinkler / Type	No
Avail S/F	11,840	Type of Heat	Gas
Will Subdivide to	11,840	OTHER	
Office Space	1,500	Acres	.26
Total avail docks	1-rear	Zoning	RM -light Industrial
Total avail drive in	3	Parking	Ample
Ext. Construction	Block	State Route / Distance To...	1 Mile to I-84
Ceiling Height	14'	TAXES	
Date Built	1967	Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Yes- Eversource	Lease	\$3,000.00 + utilities
Electrical	1000 Amps		



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