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FOR SALE

*61 Interstate Lane
Waterbury, CT 06705*

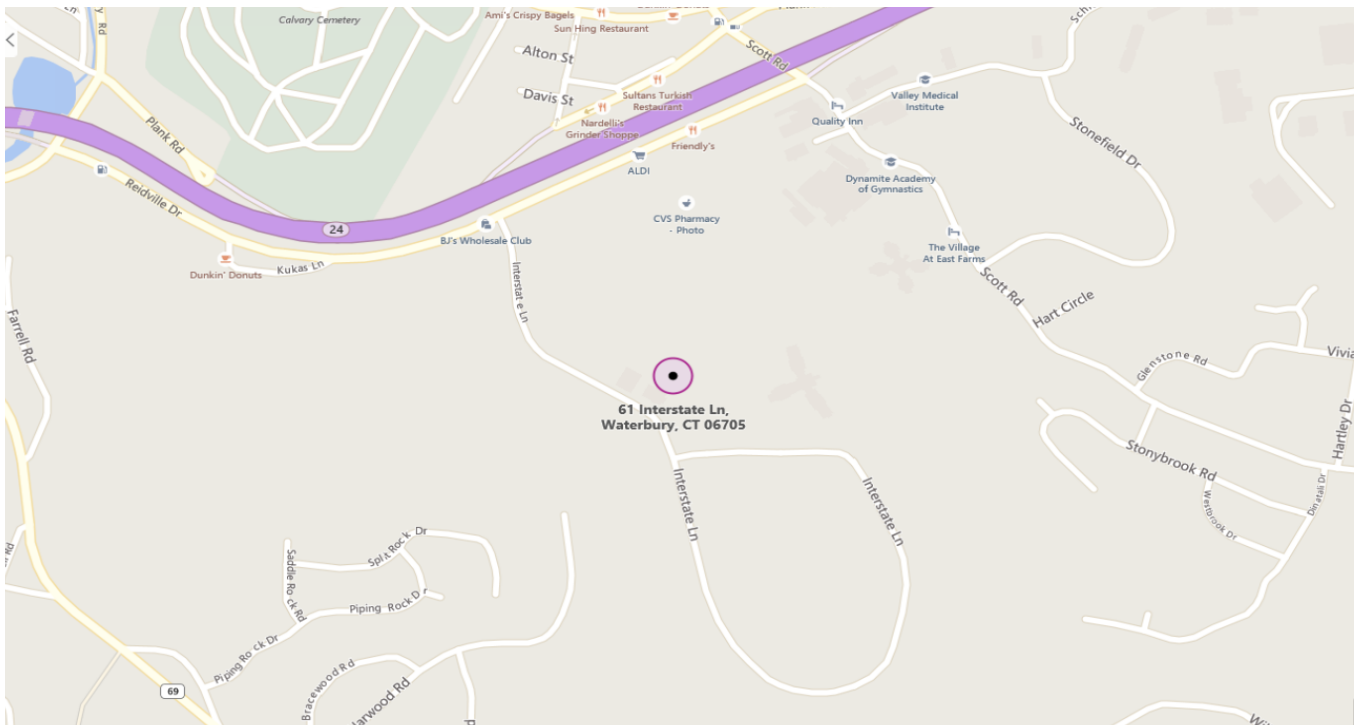


3,300 +/- S/F Industrial Space
**Ideal for distribution, contractor or light
manufacturing**
28' ceiling high bay space (103' x 26')
Oversized 16' x 12' drive in door
Secure Industrial park area
Easy access to I-84
Lease asking: \$2,500.00 mo. Including utilities

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		61 Interstate Lane	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,569	Air Conditioning	Office
Number of floors		Sprinkler / Type	No
Avail S/F	3,300 S/F	Type of Heat	Gas
Will subdivide to	2,700 S/F shop		
Office space	600 S/F		
Total avail / drive-in	1 - 16' x 12'		
Ext. Construction	Metal frame / Stucco		
Ceiling Height	28'		
Roof	Rubber/ New		
Date Built	1988		
UTILITIES		OTHER	
Sewer	City	Zoning	IP
Water	City	Parking	Ample
Gas	Yankee Gas	State Route / Distance To...	Route 8/ 2.5 miles
Electrical	200 Amps	TERMS	
		Lease rate	\$2,500 per mo. + utilities



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