

# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

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Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 204  
Middlebury, CT, 06762



***400 Captain Neville Drive  
Waterbury, CT 06705***

**+/-94,000 S/F  
Warehouse / Manufacturing  
Divisible to +/-40,000 S/F  
+/- 8,000 S/F Office**

**Lease Rate: \$4.75 NNN**

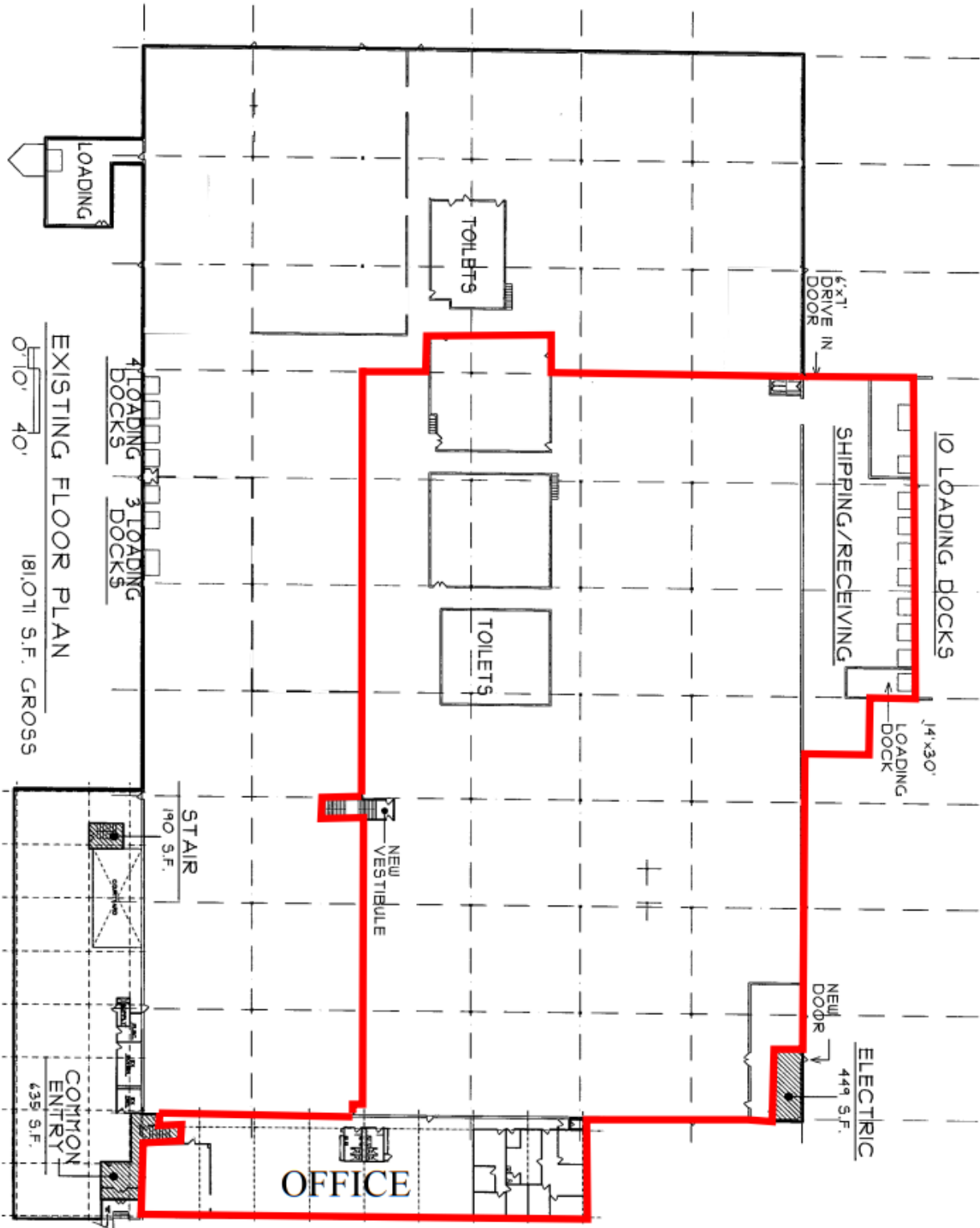


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PROJECT #1258 DATE: 4/25/08 SCALE: 1/4"=1'-0"	400 CAPTAIN NEVILLE DRIVE GATERBURY, CT	EXISTING FLOOR PLAN	CORPORATE SEAL	ARCHITECT SEAL	<b>MERRELL ARCHITECTS</b> 900 WEST MAIN STREET SUITE 340 WATERBURY, CT 06706 P. 203.271.8472 F. 203.271.2034 www.merrellarch.com

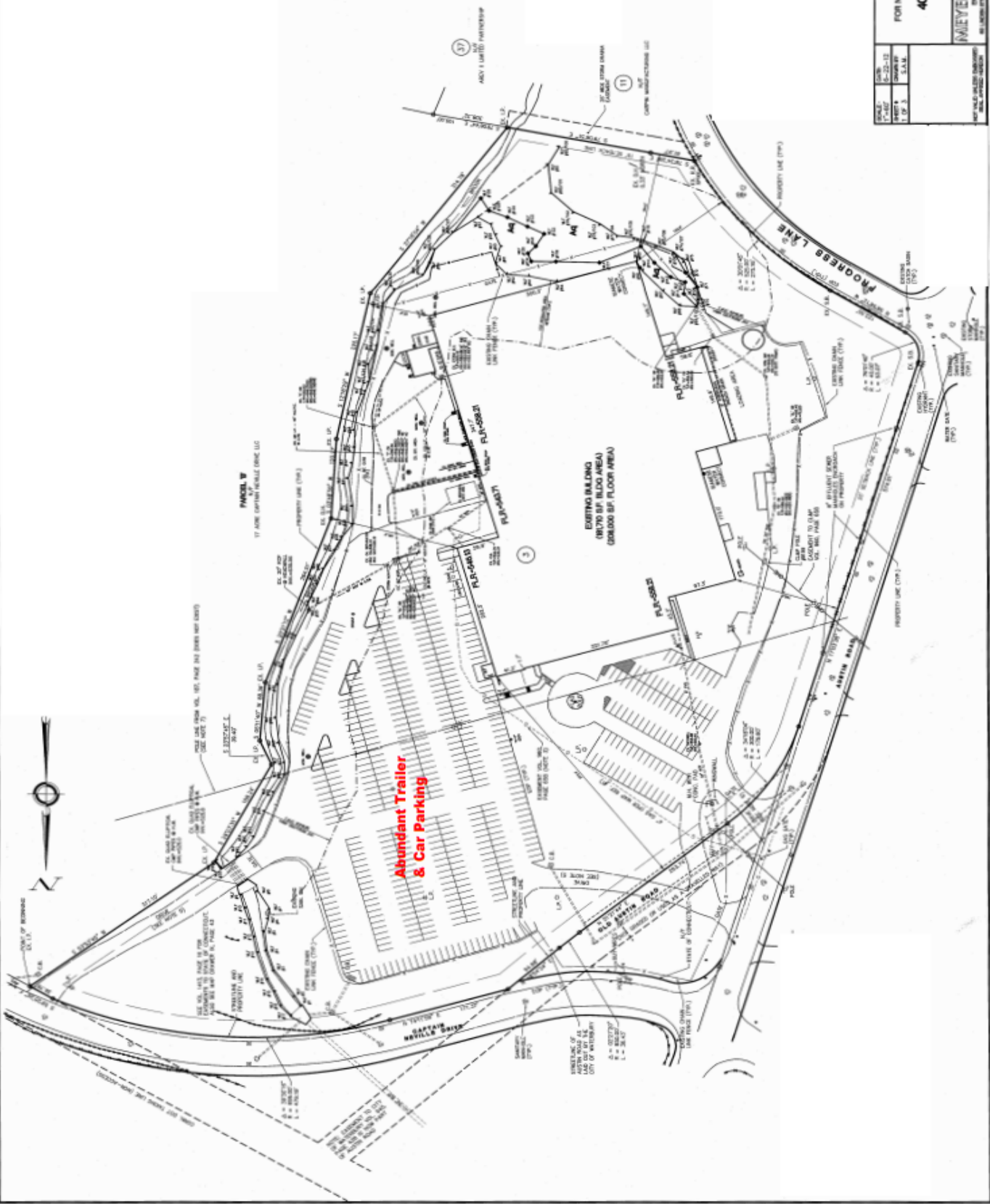


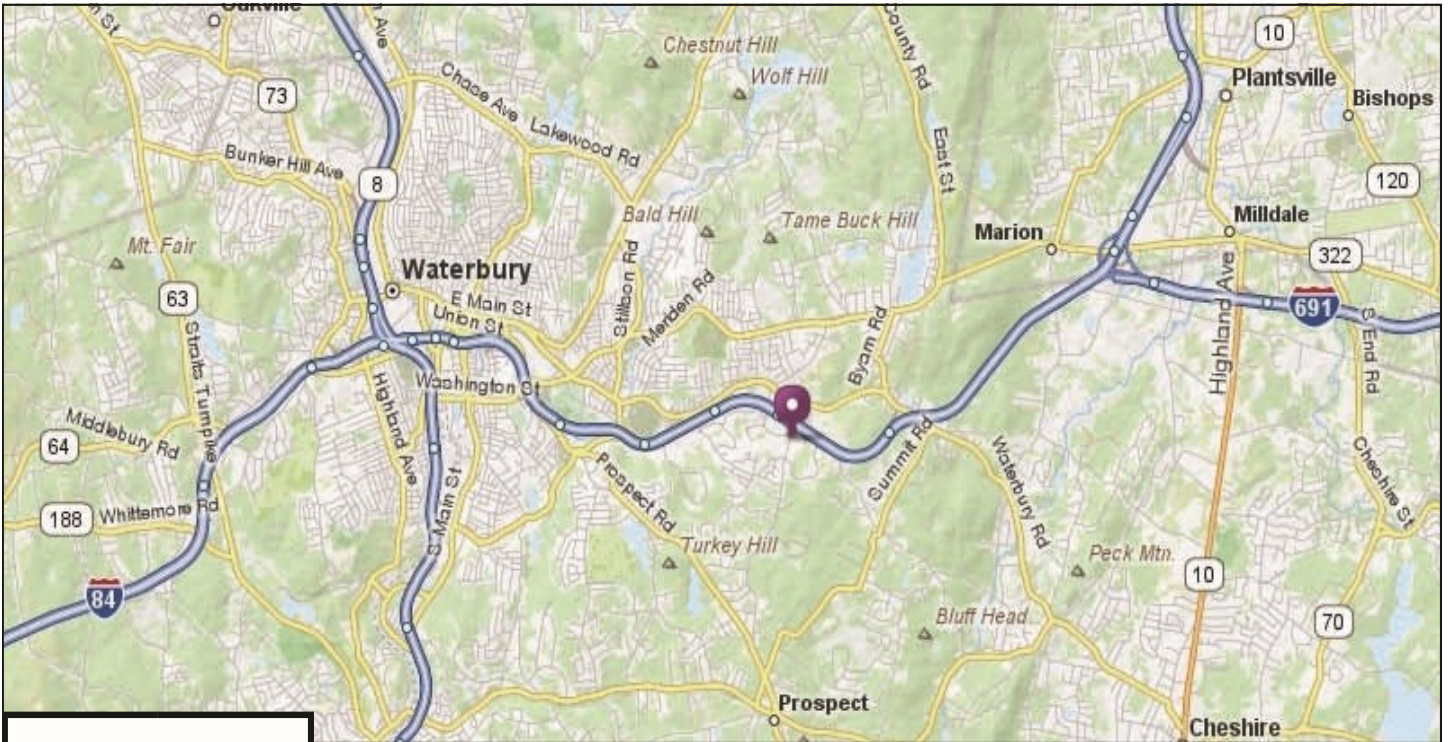
**Modern tilt up concrete panel Industrial Building**  
**Fully Air conditioned - 10 Dock doors - Good power**  
**Great highway frontage location and excellent access to**  
**4-Way Interchange at Exit 25 A off I-84**  
**570 parking spaces on 20 + acres**  
**Strong local ownership and management having**  
**+700,000 S/F in the Industrial Park**



# 400 Captain Neville Drive Waterbury, CT 06705

DATE:	6-22-12
BY:	J. H. HAY
PROJECT:	NEW PARKING & LOADING AREAS
SCALE:	AS SHOWN
OVERALL SITE PLAN FOR NEW PARKING AND LOADING AREAS OWNED BY <b>400 CONNECTICUT, LLC</b> 400 CAPTAIN NEVILLE DRIVE WATERBURY, CONNECTICUT <b>MEYERS ASSOCIATES P.C.</b> 40 SANDY SPRING WATERTOWN, CONNECTICUT 06795-3509	





5 miles to 691  
5 miles to Route 8



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**PROPERTY DATA FORM**

<b>ADDRESS</b>	400 Captain Neville Drive		
<b>CITY, STATE</b>	Waterbury, CT 06705		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
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	<b>TAXES</b>	
Column space	50' x 50'	Taxes	+/- \$1.00 PSF
Avail overhead doors	Drive - in door possible Docks - 10		
Exterior construction	Tilt up concrete panels	<b>OTHER</b>	
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
<b>UTILITIES</b>		State Route / distance to	Route 8 / 5 miles
Sewer	Yes		
Water	Yes	<b>TERMS</b>	
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.