

FOR LEASE

**1432 Old Waterbury Road Units 8 & 9
Southbury, CT 06488**



3,000 S/F Industrial Space

- **Office and warehouse space**
- **2 Large 14' overhead doors and 16' ceilings**
- **Great location right off of exit 16 I-84**
- **Owner may consider dividing to 1,500 S/F**

Offered at: \$10.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	1432 Old Waterbury Road Units 8 & 9
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.		
Total S/F	Total building	+/- 24,000 S/F	Air Conditioning	In Office
	Current owner	+/- 13,900 S/F	Sprinkler / Type	No
Avail S/F		3,000	Type of Heat	Gas
Will subdivide to		1,500	OTHER	
Office space		+/- 800	Zoning	IP
Avail Drive in doors		2	Parking	Ample
Ext. Construction		Steel	State Route / Distance	I-84 .1 mile
Ceiling Height		16'	TAXES	
Roof		Steel	Assessment	
Date Built		1996	Mill Rate	28.40
UTILITIES			Taxes	+/- \$3,000
Septic		Yes	TERMS	
Water		City	Lease	\$10.00 NNN
Gas		Yes		Current NNN = \$2.50 PSF
Electrical		200 Amps		
Volts/ Phase		208 V / 3 Phase		



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