

**CONTACT: ED GODIN, SIOR**

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**FOR LEASE**



***237 East Aurora Street  
Waterbury, CT***

**Unit 1B - 4,800 S/F  
Warehouse with  
1 Loading Dock  
300 S/F Office  
Outside storage  
possible  
200 Amps, 480 V  
11' Ceilings**

**Lease: \$4.95 PSF NNN**

**Unit 5B - 5,338 S/F  
Warehouse with  
3 Loading Docks  
Outside storage  
possible  
12' Ceilings  
200 Amps, 480 V**

**Lease: \$4.95 PSF NNN**

**Unit 6A - 5,155 S/F  
Small office area with  
1 Loading Dock  
11' Ceilings  
200 Amps, 480 V**

**Lease: \$4.95 PSF NNN**

**Enterprise zone benefits**

**Prime location at the crossroads of I-84 and Route 8**

**Good Power - Wet sprinkler system - Gas fire hanging unit**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	237 East Aurora Street		
<b>CITY, STATE</b>	Waterbury, CT		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Avail S/F Unit 6A	5,150 s/f small office space with 1 loading dock	Type	Wet
Avail S/F Unit 5B	5,338 s/f warehouse space ,338 s/f warehouse space	Type of heat	Gas
Exterior construction	Block	Total acres	10.8
Interior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
<b>UTILITIES</b>		State Route	Route 8
Sewer	City	Distance to	Less than ½ mile
Water	City	<b>TERMS</b>	
Gas	Yes	Lease rate	\$4.95 PSF NNN
Electric	200 amps		

## ENTERPRISE ZONE BENEFITS

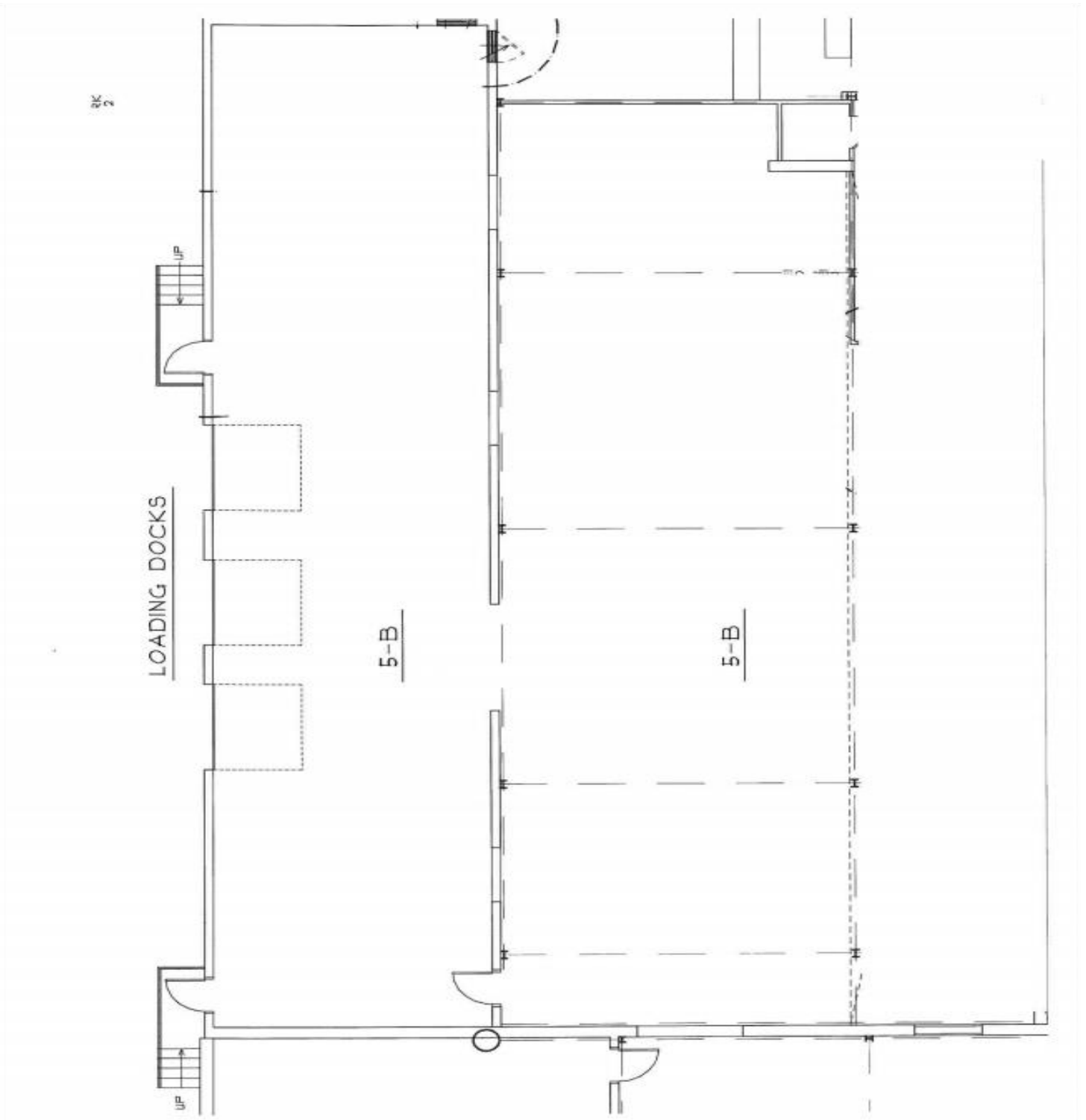
80% tax abatements on real estate taxes and personal property taxes for 5 years

50% reduction on state corporate tax for 10 years

Job grants available based on business SIC code



## Unit 5 - B



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## Unit 6 - A

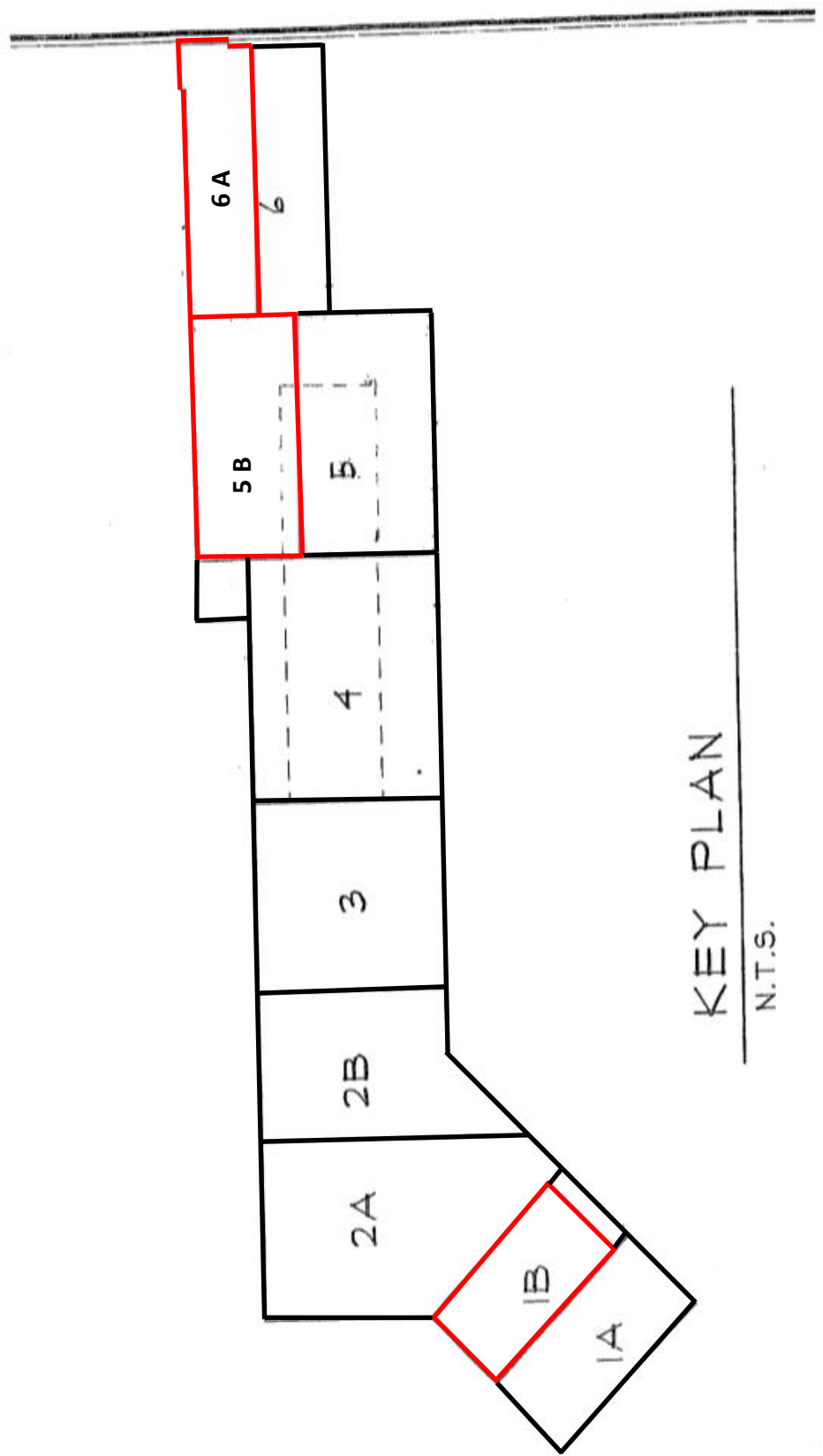


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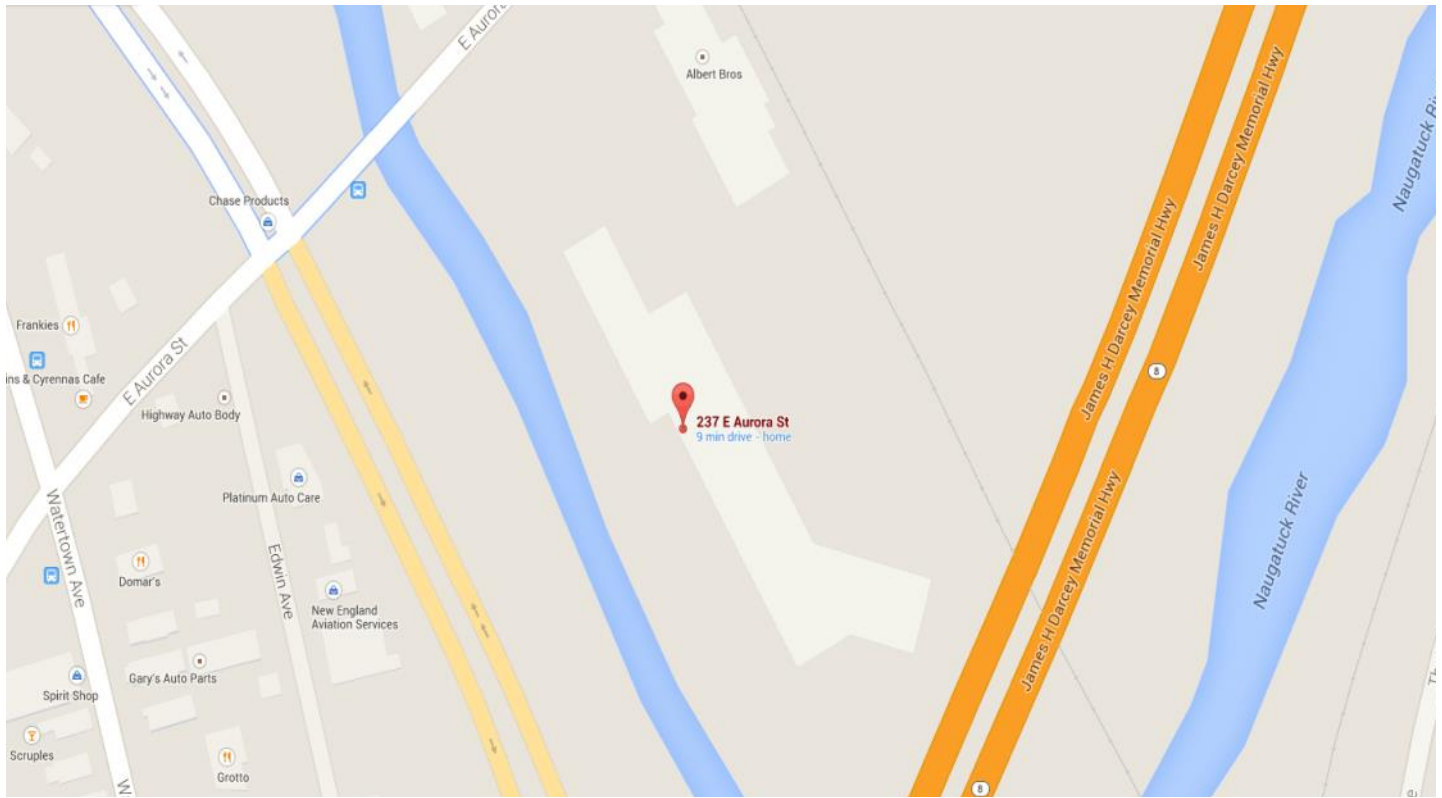
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KEY PLAN

N.T.S.





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