

FOR LEASE



***176 Chase River Road
Waterbury, CT 06704***

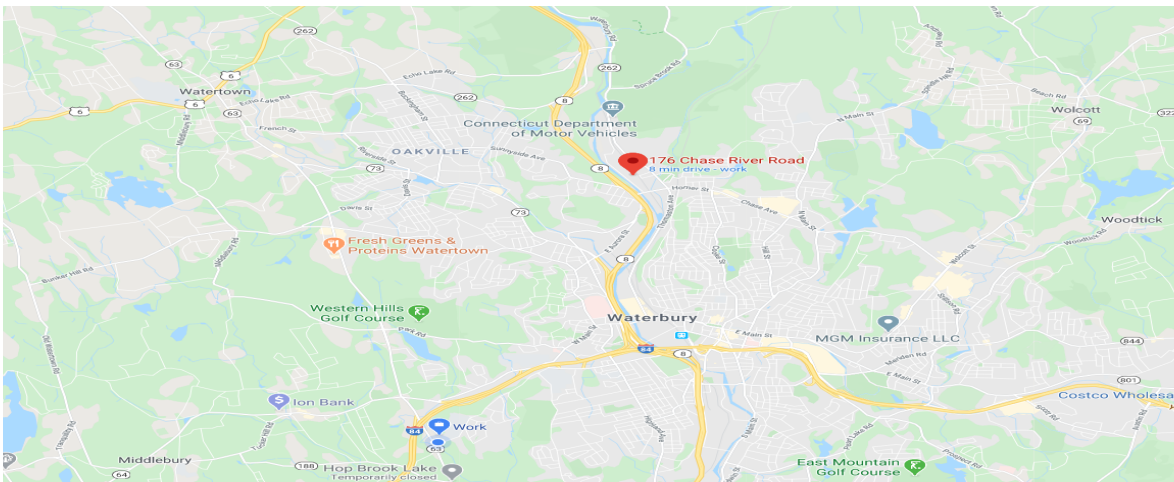
**3,500 S/F Light Industrial / Warehouse Space
Loading Ramp with Overhead Door
Great Location Close to RT 8 and I-84
Lease Rate: \$2,400 Gross + Utilities**





PROPERTY DATA FORM

PROPERTY ADDRESS		176 Chase River Road	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	24,000	Air Conditioning	
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	3,500	Type of Heat	Gas
Ext. Construction	Cement Block	OTHER	
Ceiling Height	10'	Acres	
Drive in Doors	Loading Ramp	Zoning	Storage/Warehouse
Roof	Rubber	Parking	Ample
Date Built	1986	State Route / Distance To...	2/10 to RT 8
UTILITIES		TAXES	
Tenant/Buyer to Verify		Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	Taxes	
Electrical	200 Amps/ 3 phase potential	TERMS	
		Lease	\$2,400 Gross + Utilities



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