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**FOR LEASE**



**237 East Aurora Street  
 Waterbury, CT**

**Unit 1A- 4,700 S/F**  
 Warehouse with  
 1 Loading Dock  
 Outside storage  
 possible  
 200 Amps, 480 V  
 11' Ceilings  
 Can be combined with  
 1B for 9,500 S/F total  
 Lease: \$4.95 PSF NNN

**Unit 1B - 4,800 S/F**  
 Warehouse with  
 1 Loading Dock  
 300 S/F Office  
 Outside storage  
 possible  
 200 Amps, 480 V  
 11' Ceilings  
 Can be combined with  
 1A for 9,500 S/F total  
 Lease: \$4.95 PSF NNN

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

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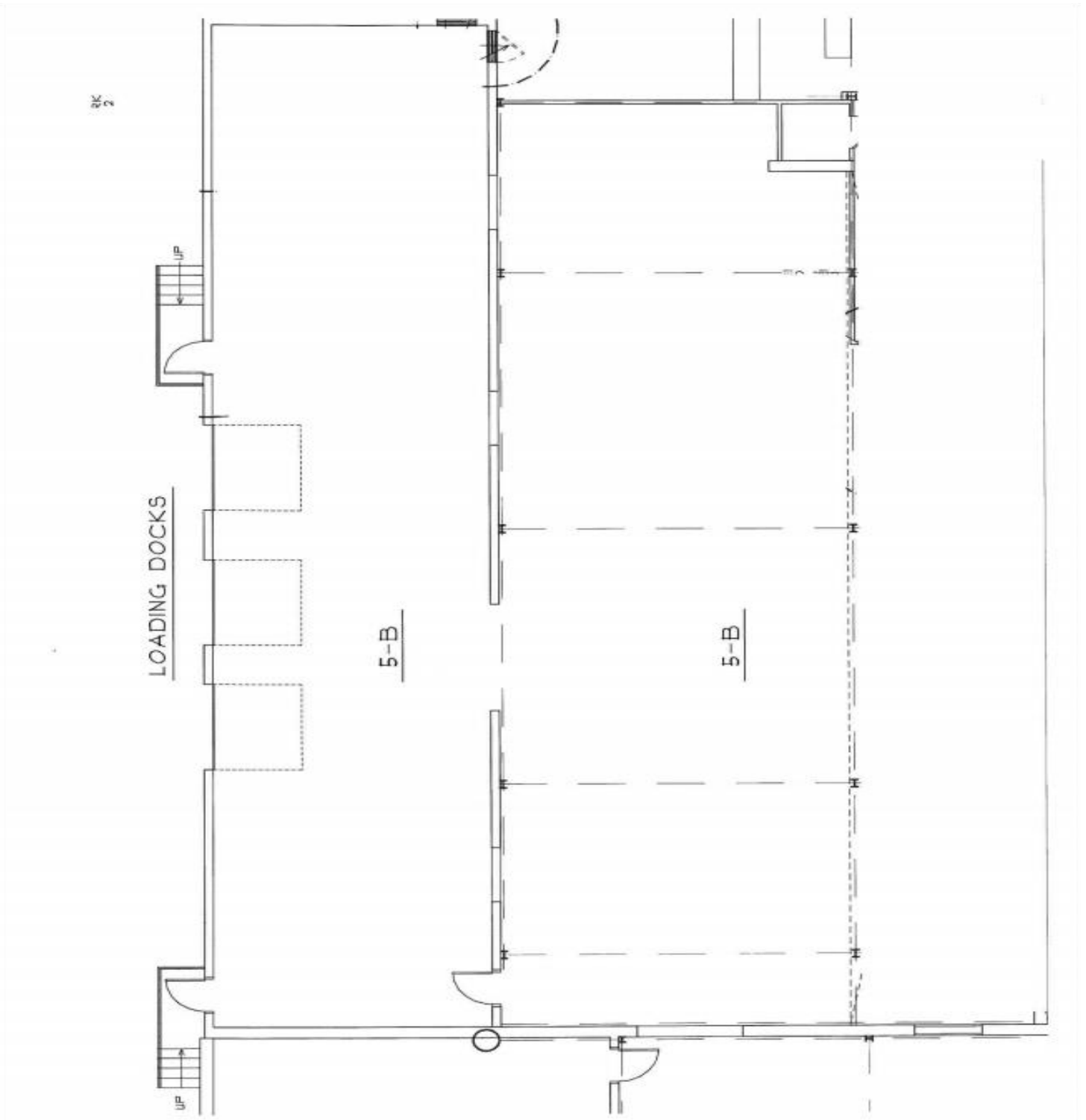
# PROPERTY DATA FORM

<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
Unit 1A Avail S/F	4,700 S/F Warehouse with 1 Loading Dock	Type	Wet
Unit 1B Avail S/F	4,800 S/F Warehouse with 1 Loading Dock- small office	Type of heat	Gas
Unit 5B Avail S/F	5,338 s/f warehouse space 3 loading docks	Total acres	10.8
Exterior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
<b>UTILITIES</b>		State Route	Route 8/ .1 mile to on ramp
Sewer	City		
Water	City	<b>TERMS</b>	
Gas	Yes	Lease rate	\$4.95 PSF NNN
Electric <b>ENTERPRISE ZONE BENEFITS</b>	200 amps		

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

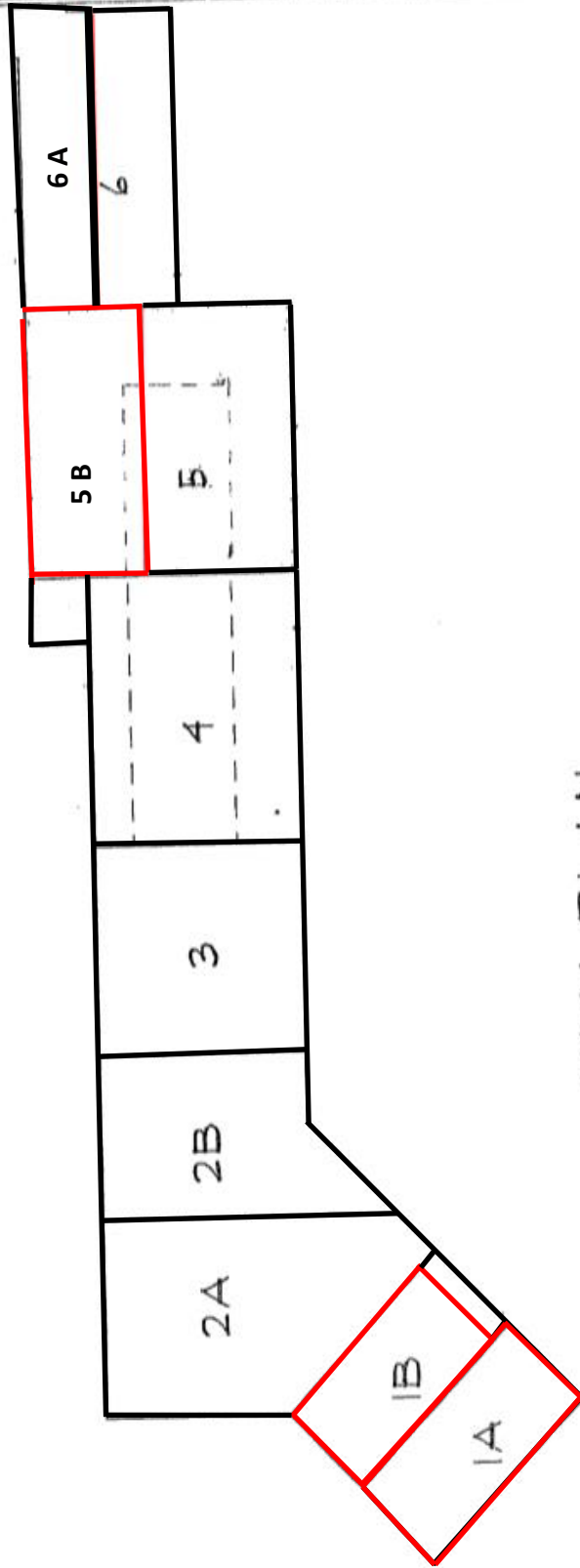


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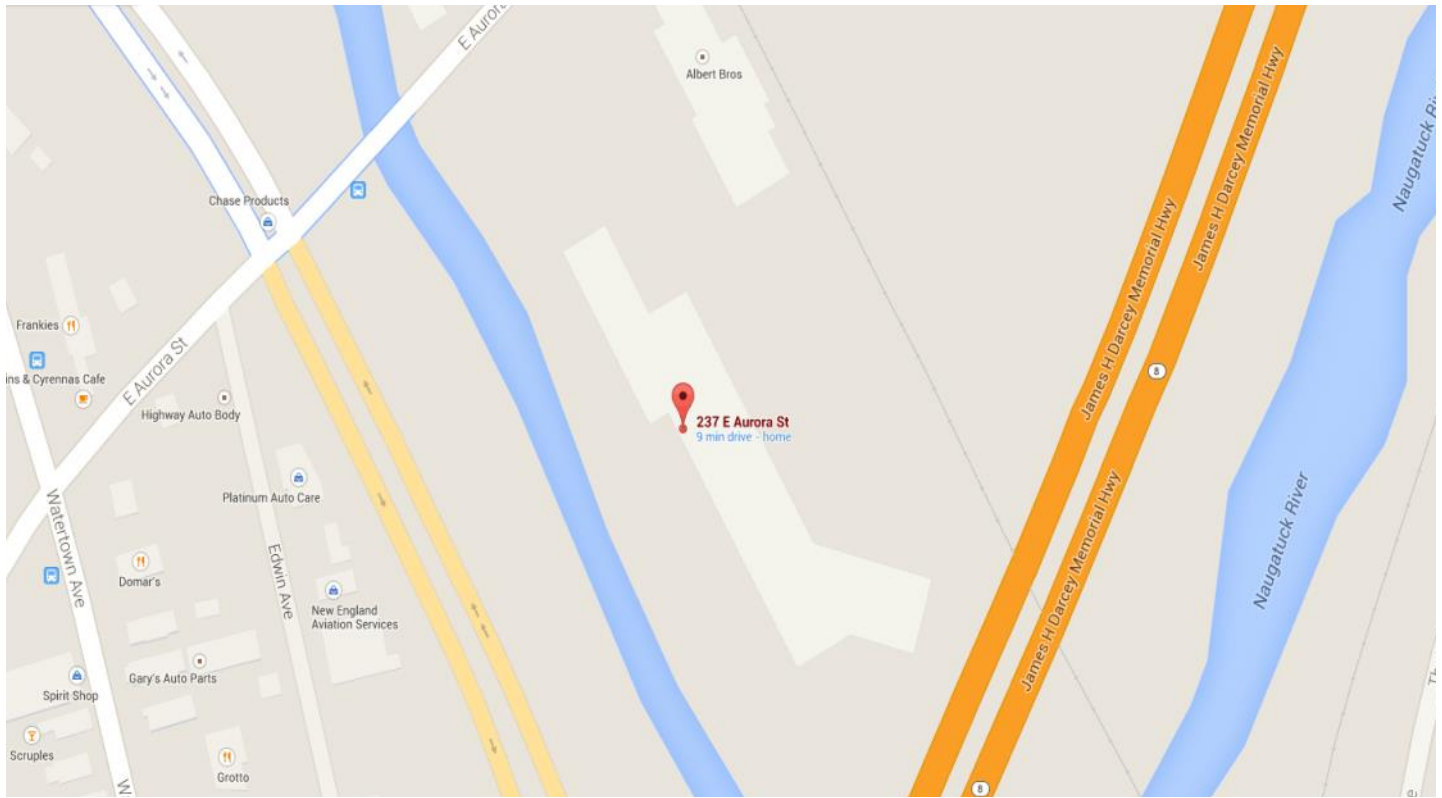
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KEY PLAN

N.T.S.





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