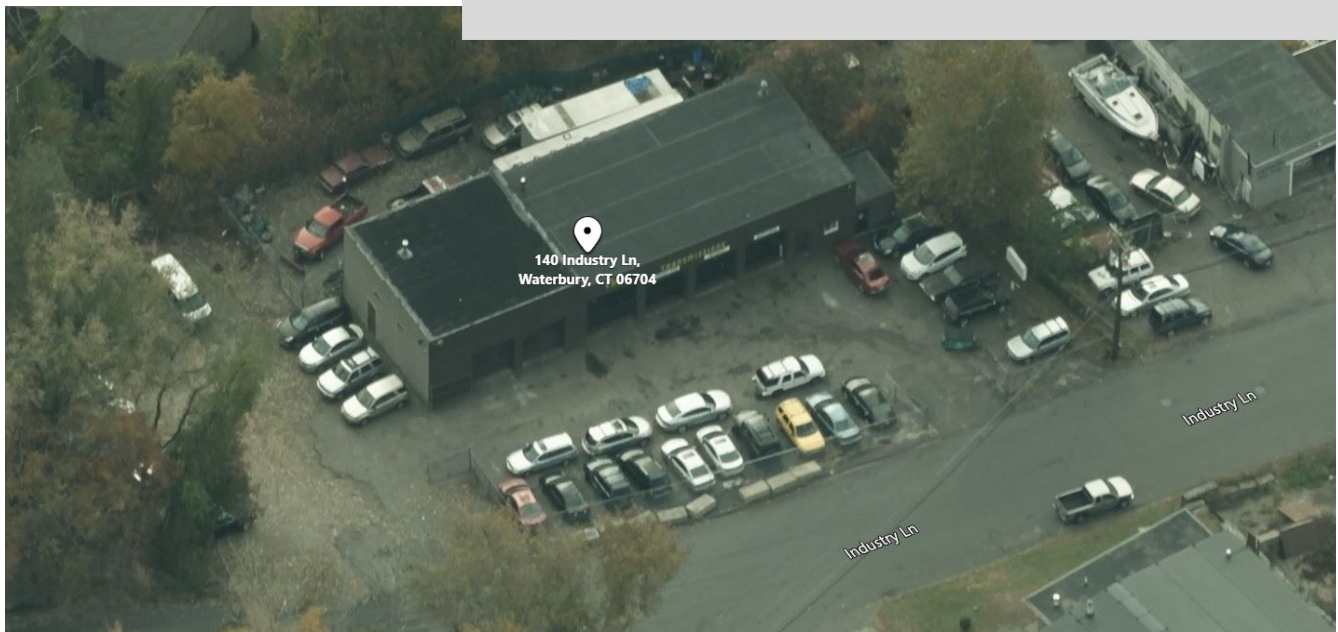


FOR LEASE



**140 Industry Lane
Waterbury, CT 06704**

**3,950 S/F Retail/ Auto Repair Shop
2020 Renovations- New Paint/ Seal Coated Floors
Currently Set Up As Auto Repair
16' - 18' Ceilings
6 Drive in Doors / 6 Lifts (2 Heavy Duty)
Air Compressor/ Small Office
Many Auto Repair Related Equipment
Lease Asking: \$12 PSF Gross + Utilities**



Equipment List:

- Automotive Lifts (6)
- Car/ light Truck Lifts (4)
- Heavy Duty Truck Lifts (2)
- Air Compressor (1)
- Transmission Jacks (2)
- Parts Washer Machines (2)
- Parts Wagon (1)
- Waste Oil Furnace (1)
- 275 Gallon Tanks (3)
- Gas Fired Heaters (2)
- Solvent Tank/ Parts Washer with Pump (1)
- 6' Steel Work Benches (5)
- Drill Press (1)
- Accuturn Brake Lathe (1)
- Flywheel Grinder (1)
- 12" Lathe (1)
- 5' High by 5' Wide Metal Shelving (Approx. 50)
- Bench Grinder with Wire Wheels (2)
- Car Pusher (1)
- Office Equipment– Desk, Fax, Phones etc.

CONTACT: BRIAN GODIN

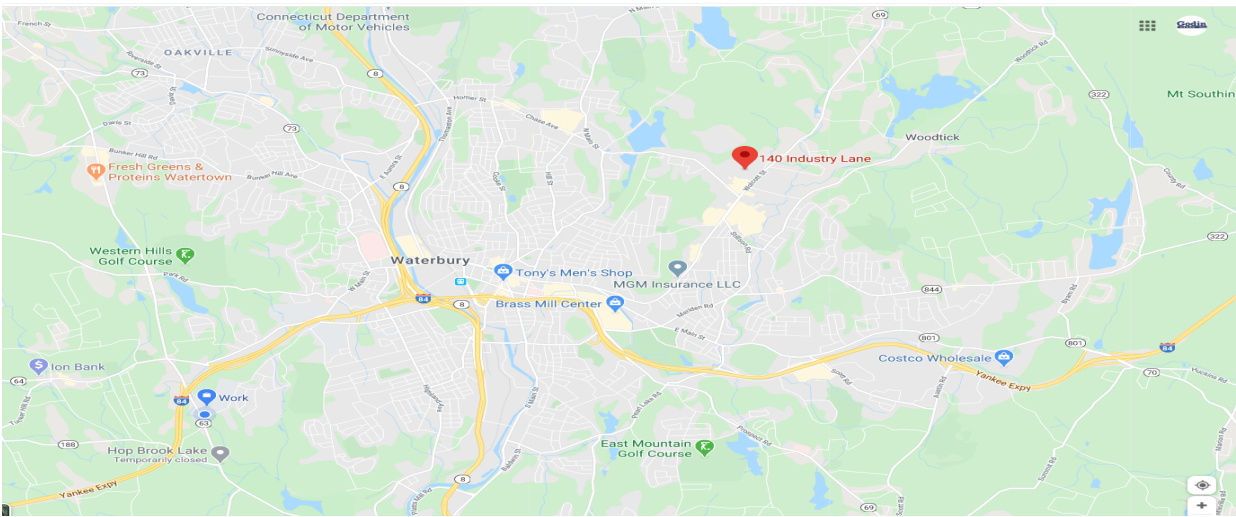
E-mail: BgodinPB@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		140 Industry Lane	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,950 +/-	Air Conditioning	Wall Units
Number of floors	1	Sprinkler / Type	
Avail S/F	3,950 +/-	Type of Heat	Waste Oil / Electric
Office Space	350 +/-	OTHER	
Drive in Doors	6	Acres	.37
Ext. Construction	Block	Zoning	CA
Ceiling Height	16' - 18'	Parking	Ample
Roof	Flat	State Route / Distance To...	Route 8/
Date Built	1978	TAXES	
UTILITIES		Assessment	
Tenant/Buyer to Verify		Appraisal	
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$10,922.70
Gas	EverSource	TERMS	
Electrical	200 Amps	Lease	\$12 PSF Gross+ Utilities



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