

FOR LEASE

**1432 Old Waterbury Road Unit 6
Southbury, CT 06488**



2,200 S/F Industrial/ Flex Space

- **Office, Assembly and Warehouse Space**
- **1 Large 14' Overhead Door and 16' Ceilings**
- **Great Location Right off of Exit 16 I-84**
- **Currently 80% Drop Ceilings and can be Modified**

Offered at: \$9.95 NNN

PROPERTY DATA FORM

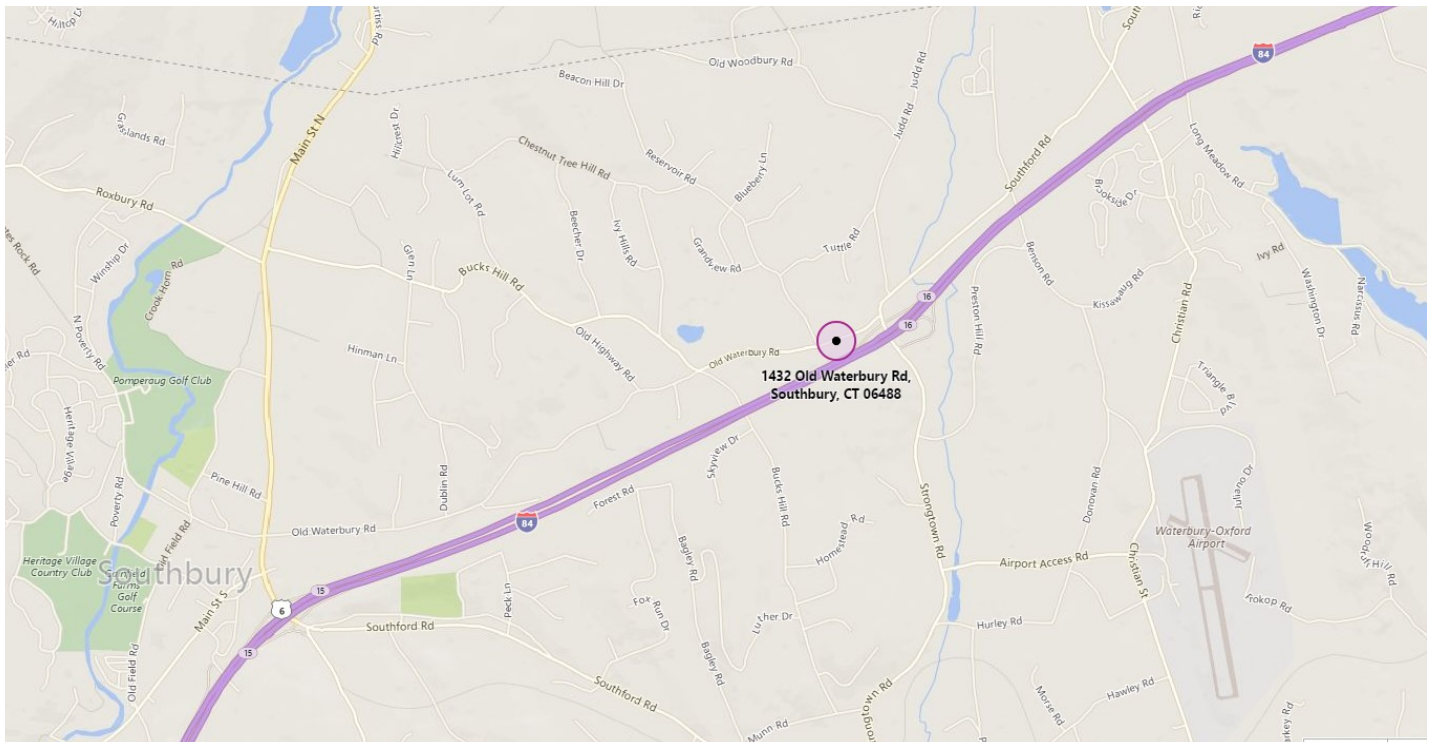
PROPERTY ADDRESS		1432 Old Waterbury Road Unit 6	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total building	+/- 24,000 S/F	Air Conditioning	In Office
Avail S/F	2,200	Sprinkler / Type	No
Office space	+/- 1,200 S/F	Type of Heat	Gas
Assembly Area	+/-600 S/F	OTHER	
		Zoning	IP
Avail Drive in doors	1	Parking	Ample
Ext. Construction	Steel	State Route / Distance	I-84 .1 mile
Ceiling Height	16'	TAXES	
Roof	Steel	Assessment	\$96,400.00
Date Built	1996	Mill Rate	29.00
UTILITIES		Taxes	\$2,795.60
	Tenant to verify	TERMS	
Septic	Yes	Lease	\$9.95 NNN
Water	City		Current NNN = \$2.50 PSF
Gas	Yes		
Electrical	200 Amps		
Volts/ Phase	208 V / 3 Phase		



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