

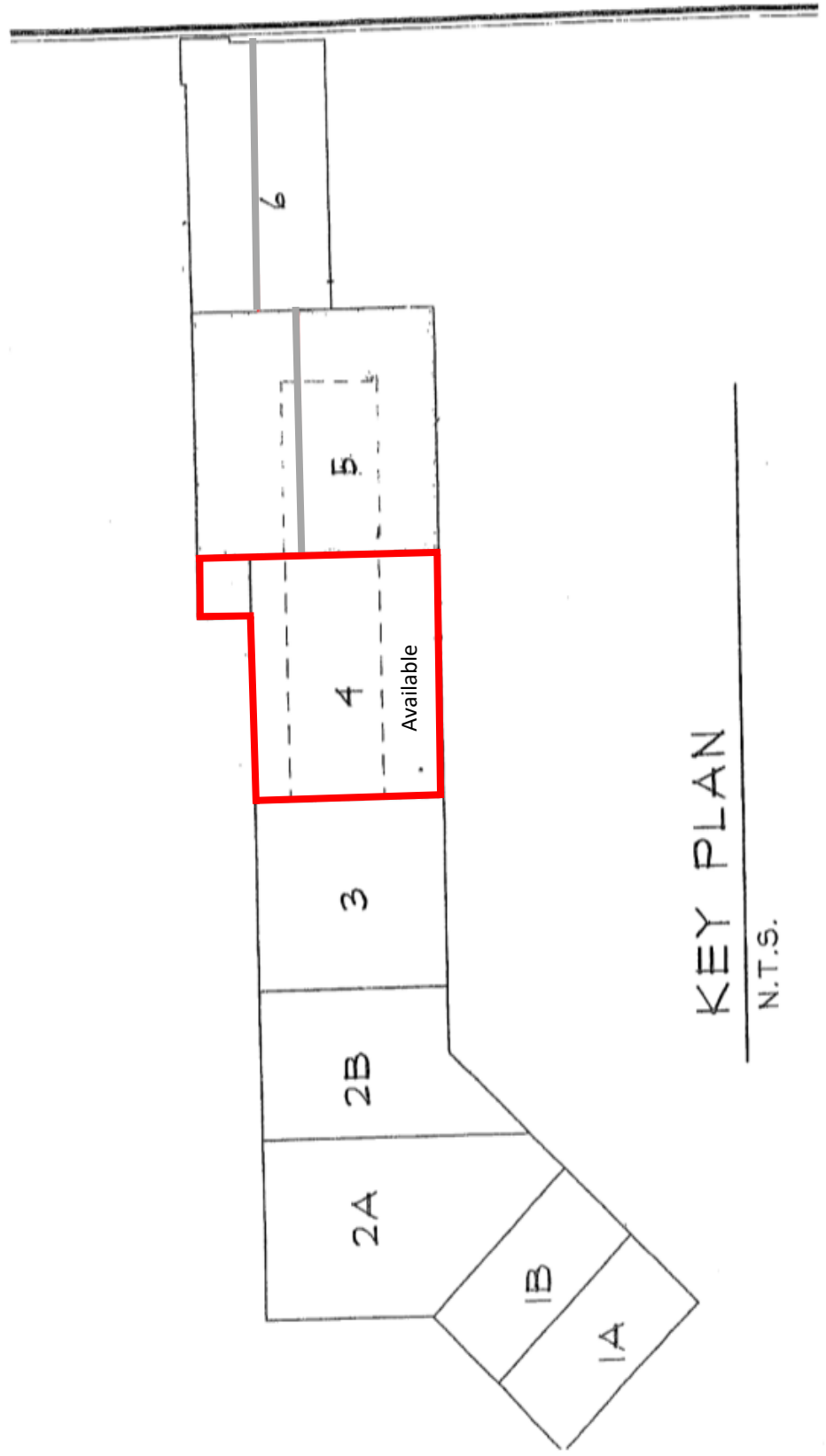
FOR LEASE



**237 East Aurora Street
Unit 4
Waterbury, CT 06708**

**12,000 S/F Warehouse Space
Located in Premier Location
2 Full-Size Loading Docks
1 Smaller Loading Dock
Mezzanine office space
Potential to add 1 Drive-in Door
24' Clear Ceiling Heights
Lease Rate: \$5.25 PSF NNN**

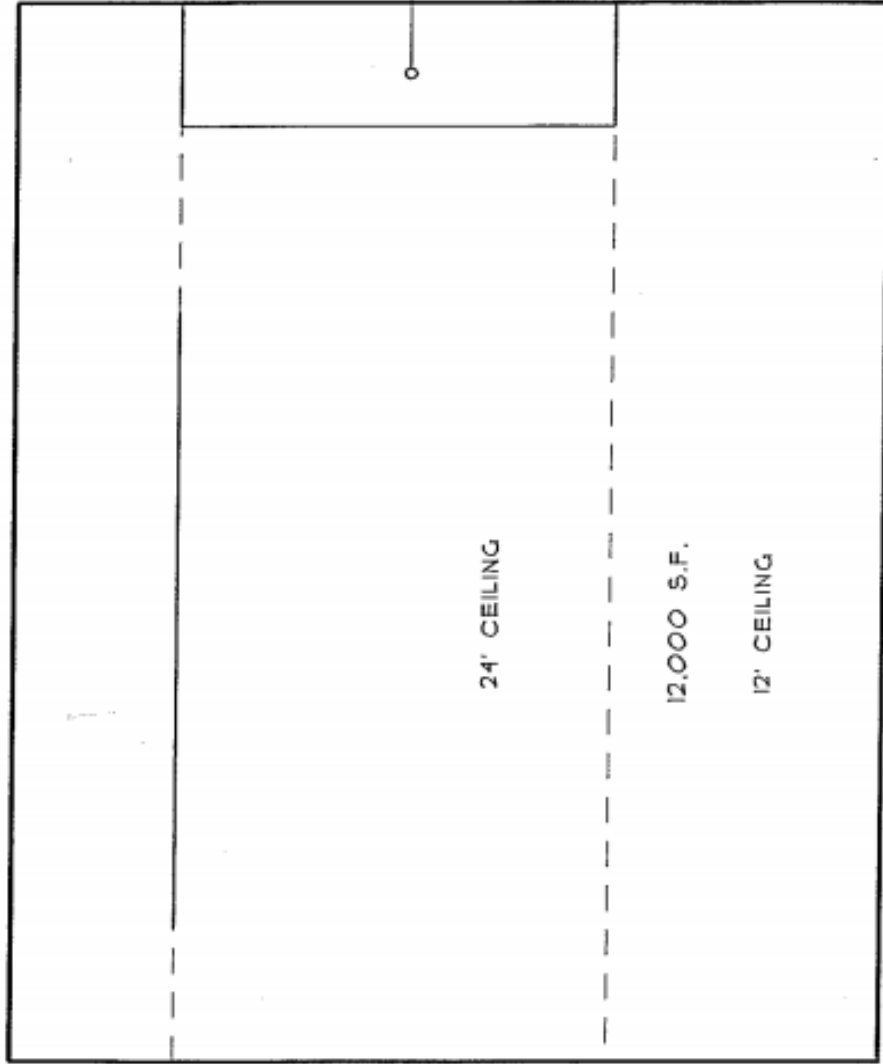




KEY PLAN

N.T.S.

120'



MEZZANINE -2
458 S.F.

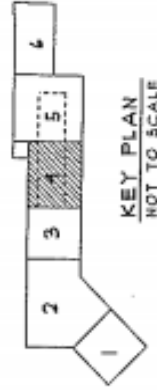
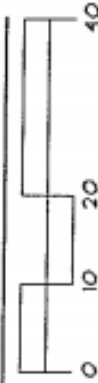
24' CEILING

12,000 S.F.

12' CEILING



FLOOR PLAN - AREA '4'



KEY PLAN
NOT TO SCALE

237 EAST AURORA STREET
WATERBURY, CT.

MERRELL ASSOCIATES



50 WEST MAIN STREET ■ 753-6876 ■ WATERBURY, CT 06701

PROPERTY DATA FORM

PROPERTY ADDRESS		237 East Aurora Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	79,500	Air Conditioning	Possible
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	12,000	Type of Heat	Gas
Office Space		OTHER	
Loading docks	3	Acres	10.8
Ext. Construction	Block	Zoning	IG
Ceiling Height	24	Parking	Ample
Roof		State Route / Distance To...	Route 8/ .1 mile
Date Built		TAXES	
UTILITIES		Assessment	
	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	200 Amps	Lease rate	\$5.25 PSF NNN

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



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