

CONTACT: ED GODIN, SIOR

E-mail: Edodinpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

FOR LEASE



***237 East Aurora Street
Waterbury, CT***

**Unit 2A - 12,200 S/F
Warehouse with 3 Loading Docks
Great Route 8 Access
Suitable for a wide Variety of Uses
200 Amps, 480 V
12' Ceilings
Lease: \$5.25 PSF NNN**

**Enterprise zone benefits
Prime location at the crossroads of I-84 and Route 8
Good Power - Wet sprinkler system - Gas Hot Air Heating Units**

PROPERTY DATA FORM

PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Unit 2A Avail S/F	12,200 s/f warehouse space +/- 300 S/F Office	Total acres	10.8
Loading Docks	2 Interior Docks 1 Rear Dock		
Exterior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
UTILITIES		State Route	Route 8/ .1 mile to on ramp
Sewer	City		
Water	City	TERMS	
Gas	Yes	Lease rate	\$5.25 PSF NNN
Electric	200 amps		

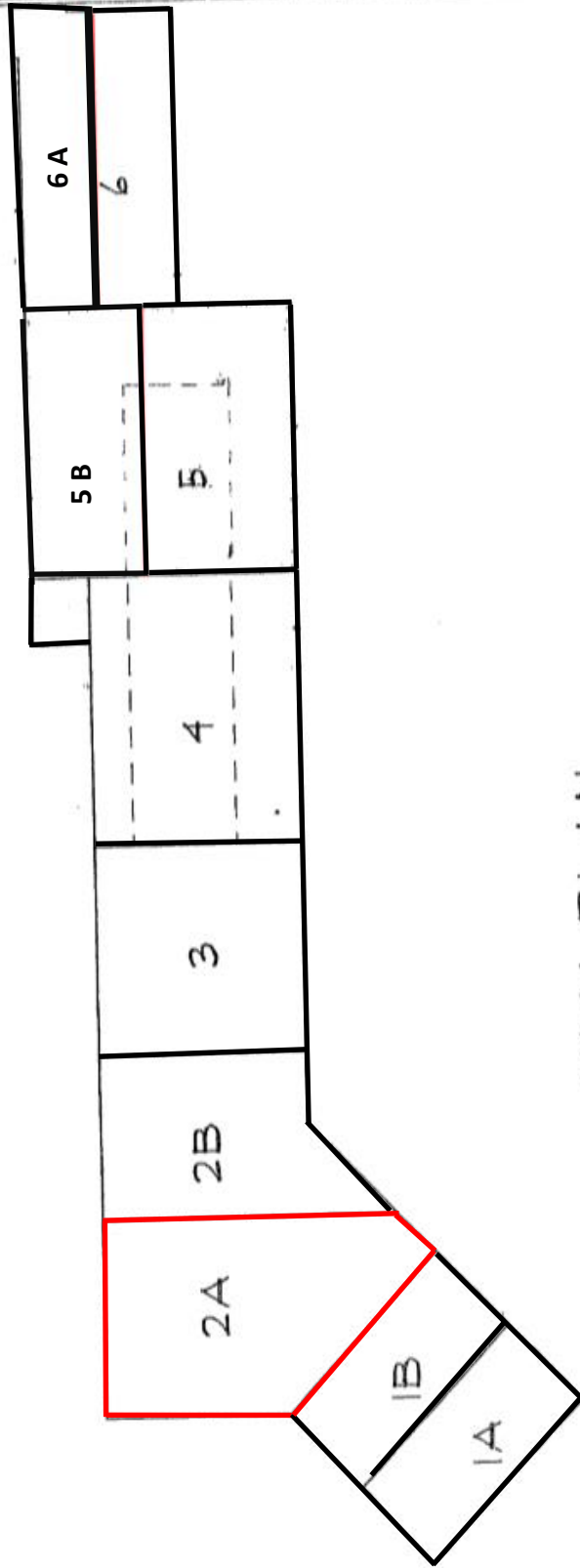
ENTERPRISE ZONE BENEFITS

80% tax abatements on real estate taxes and personal property taxes for 5 years

50% reduction on state corporate tax for 10 years

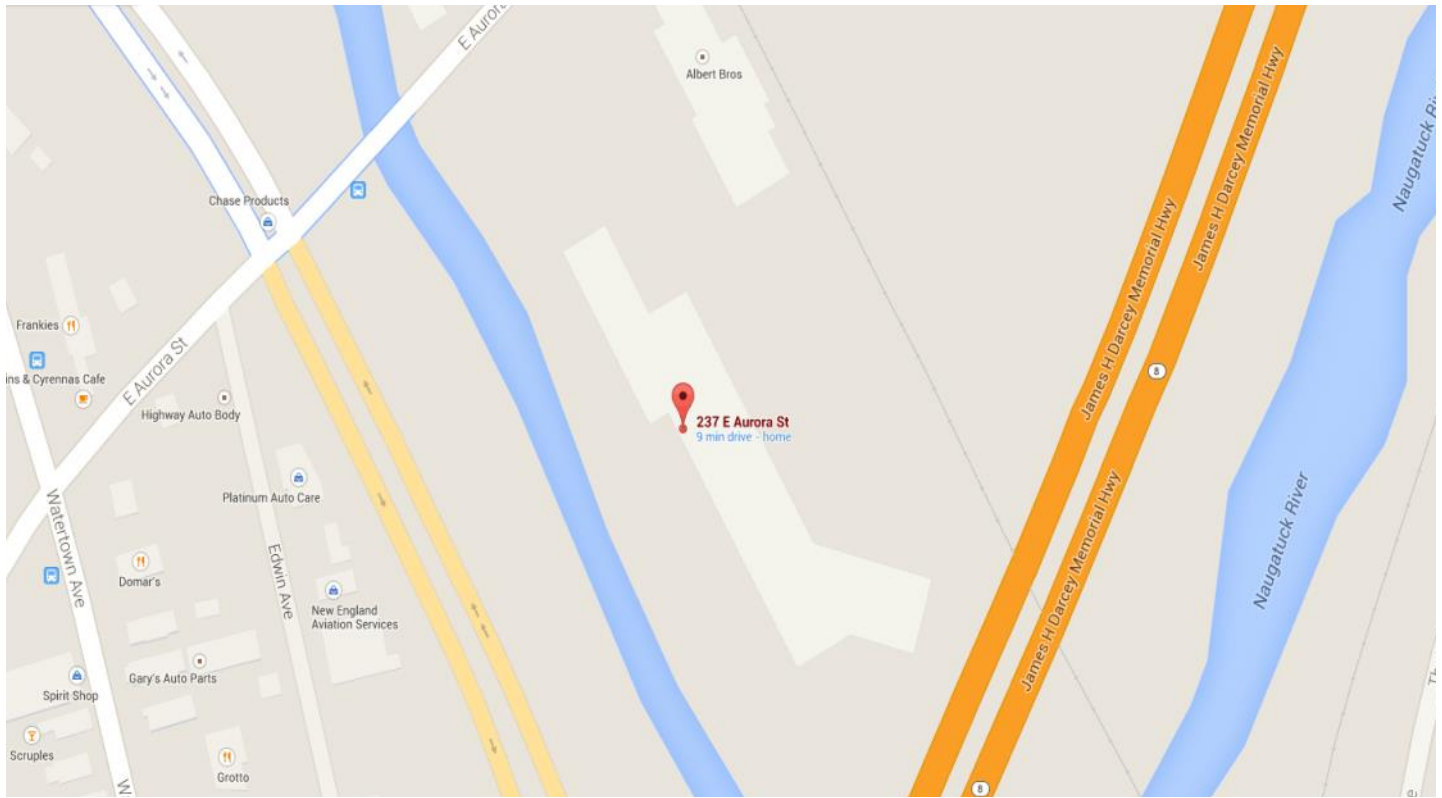
Job grants available based on business SIC code





KEY PLAN

N.T.S.



CONTACT: ED GODIN, SIOR
E-mail: Egodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100