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# FOR LEASE

*61 Interstate Lane  
Waterbury, CT 06705*

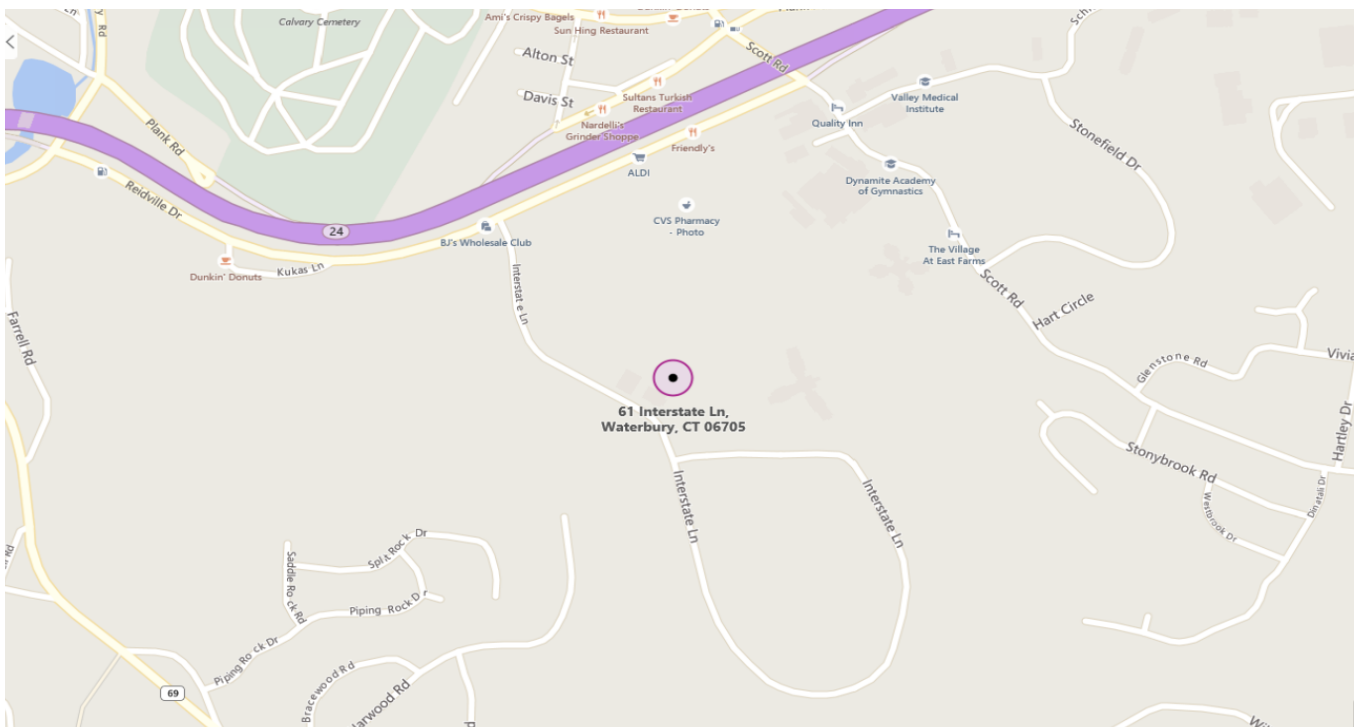


**3,300 +/- S/F Industrial Space**  
**Ideal for Distribution, Contractor or Light**  
**Manufacturing**  
**28' Ceiling High Bay Space (103' x 26')**  
**Oversized 16' x 12' Drive in Door**  
**Secure Industrial Park Area**  
**Easy Access to I-84**  
**Lease Asking: \$2,500.00 mo. Including Utilities**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		61 Interstate Lane	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,569	Air Conditioning	Office
Number of floors		Sprinkler / Type	No
Avail S/F	3,300 S/F	Type of Heat	Gas
Will subdivide to	2,700 S/F shop		
Office space	600 S/F		
Total avail / drive-in	1 - 16' x 12'		
Ext. Construction	Metal frame / Stucco		
Ceiling Height	28'		
Roof	Rubber/ New		
Date Built	1988		
<b>UTILITIES</b>		<b>OTHER</b>	
Sewer	City	Zoning	IP
Water	City	Parking	Ample
Gas	Yankee Gas	State Route / Distance To...	Route 8/ 2.5 miles
Electrical	200 Amps	<b>TERMS</b>	
		Lease rate	\$2,500 per mo. + utilities



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