

**CONTACT: ED GODIN, SIOR OR
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Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE



**2712 South Main Street
Waterbury, CT 06706**

**30,515 S/F Manufacturing/Warehouse Facility
1.58 Acres IL Industrial Zoning
Great Location on Route 8 Highway at Exit 29
Well Maintained Property Suitable for many Uses
Building is Currently Leased Short Term
Good Loading, Heavy Power and Air Lines Throughout
Offered at: \$1,095,000.00**



PROPERTY DATA FORM

| | |
|------------------|------------------------|
| PROPERTY ADDRESS | 2712 South Main Street |
| CITY, STATE | Waterbury, CT 06706 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|------------------------|-------------------------|------------------------------|-----------------|
| Total S/F | 30,515 +/- | Air Conditioning | Office |
| Number of floors | 1 | | |
| Avail S/F | 30,515 +/- | Type of Heat | Gas |
| Offices | 2,000 | Sprinkler / Type | No |
| Ceiling Height | 13' | OTHER | |
| Ext. Construction | Block | Acres | 1.58 |
| Drive in doors | 2 | Zoning | IL |
| Docks | 2 | Parking | Ample |
| Roof | Rubber +/- 15yrs | State Route / Distance To... | Rt. 8 - .1 mile |
| Date Built | 1965 | TAXES | |
| UTILITIES | | Assessment | \$685,380.00 |
| Tenant/Buyer to Verify | | Appraisal | \$979,119.00 |
| Sewer | City | Mill Rate | 60.21 |
| Water | City | Taxes | \$41,266.73 |
| Gas | Yankee Gas | TERMS | |
| Electrical | 2,000 amps/ 480 v/ 3ph. | Sale | \$1,095,000.00 |

Current Tenant and Lease Term:

Seidel, LLC

July 1, 2020 - June 30, 2021

Lease Rate: \$120,000.00 NNN

Option to extend:

July 1, 2021 - June 30, 2022

Lease Rate: \$126,000.00 NNN

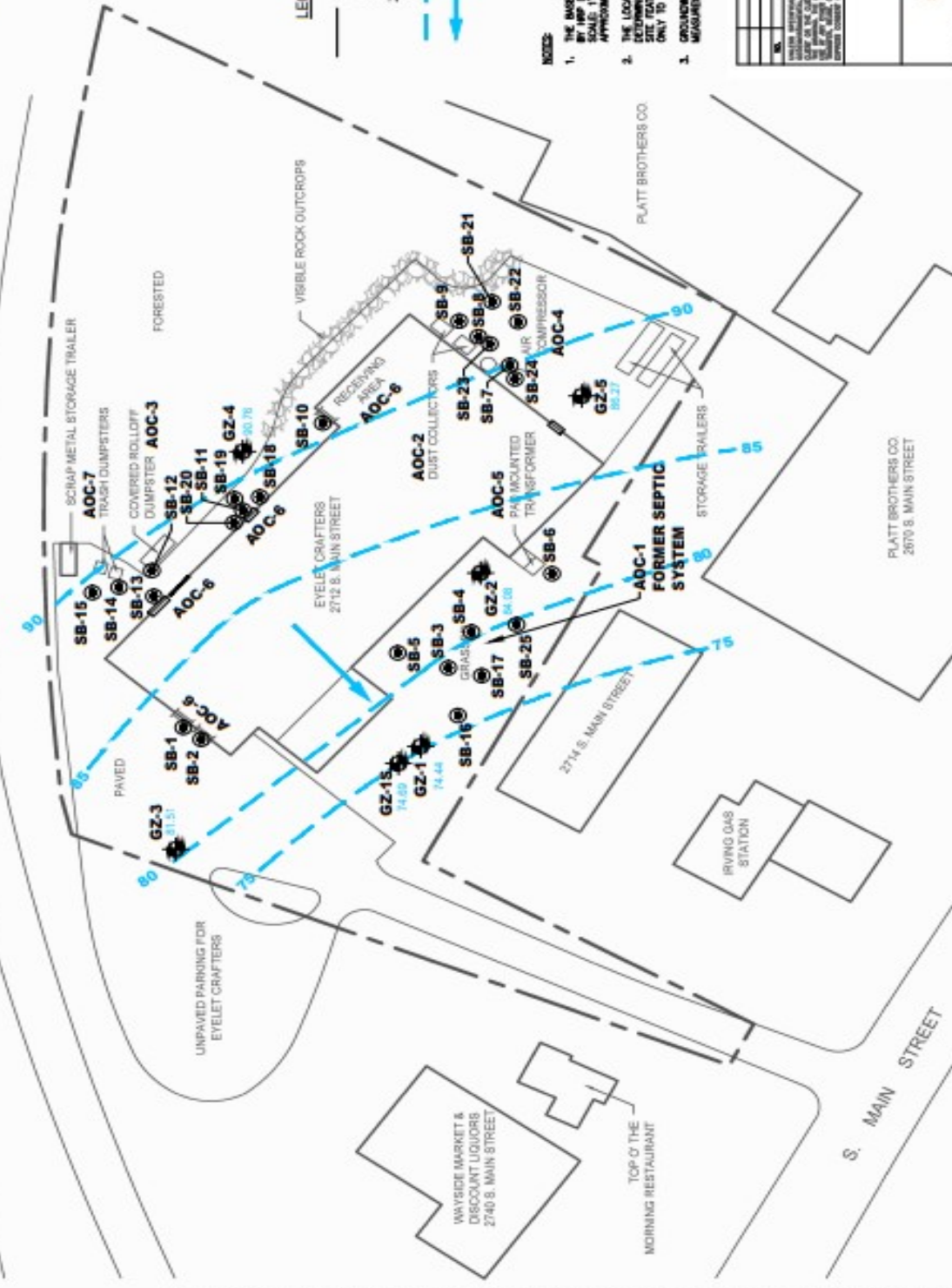
Option to extend:

July 1, 2022 - June 30, 2023

Lease Rate: \$132,300.00 NNN



ROUTE 8 (ANSONIA - DERBY - SHELTON EXPRESSWAY)



LEGEND

- PROPERTY BOUNDARY
- GSA SOIL SAMPLE
- GSA MONITORING WELL
- HYDRIC GROUNDWATER CONTOUR
- HYDRIC BEDROCK GROUNDWATER FLOW DIRECTION

NOTES:

1. THE BASE MAP WAS DERIVED FROM A COPY OF A PLAN CREATED BY THE ANSONIA TOWN PLANNING AND ZONING DEPARTMENT ON SCALE 1"=400', FRAME NO. 3. ALL SITE FEATURE LOCATIONS ARE APPROXIMATE.
2. THE LOCATION OF THE SITE FEATURES WAS APPROXIMATELY DETERMINED BY THE MONITORING POINTS. THE MONITORING POINT LOCATIONS SHOWN ON THIS MAP SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE SHOWN BY THE METHOD USED.
3. GROUNDWATER ELEVATIONS ARE BASED ON GROUNDWATER MEASUREMENTS COLLECTED FEBRUARY 5, 2018.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

2712 SOUTH MAIN STREET
WATERBURY, CONNECTICUT

EXTERIOR SAMPLE LOCATION MAP

| | |
|-------------|---------------|
| PROJECT NO. | 05-0940003.02 |
| DATE | 05-08-18 |
| PROJECT NO. | 05-0940003.02 |
| SCALE | 1"=400' |
| FIGURE | 2 |
| SHEET NO. | |



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



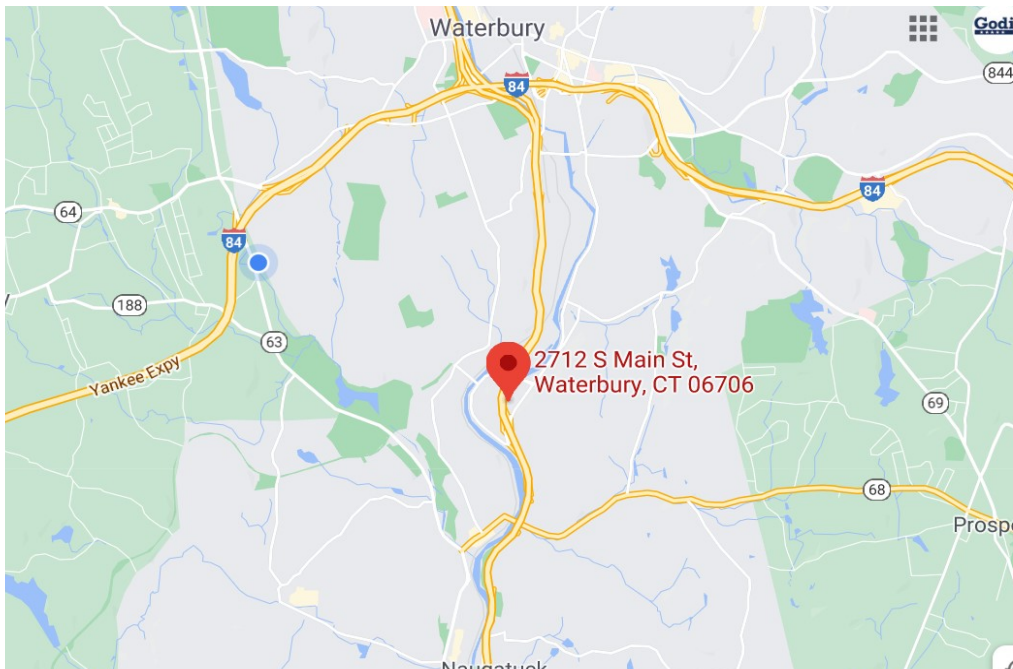
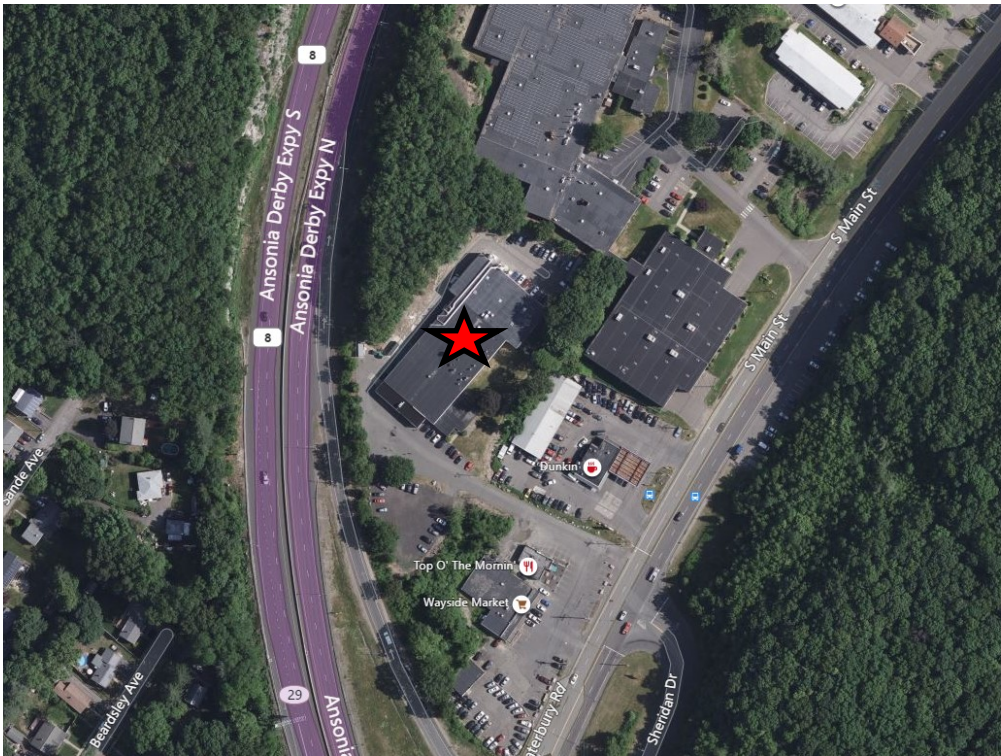
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