Godin Property Brokers LLC

★★★★★ Commercial / Industrial

CONTACT: BRIAN GODIN or MICHAEL GRIEDER
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Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE

1630 Watertown Ave
Waterbury, CT

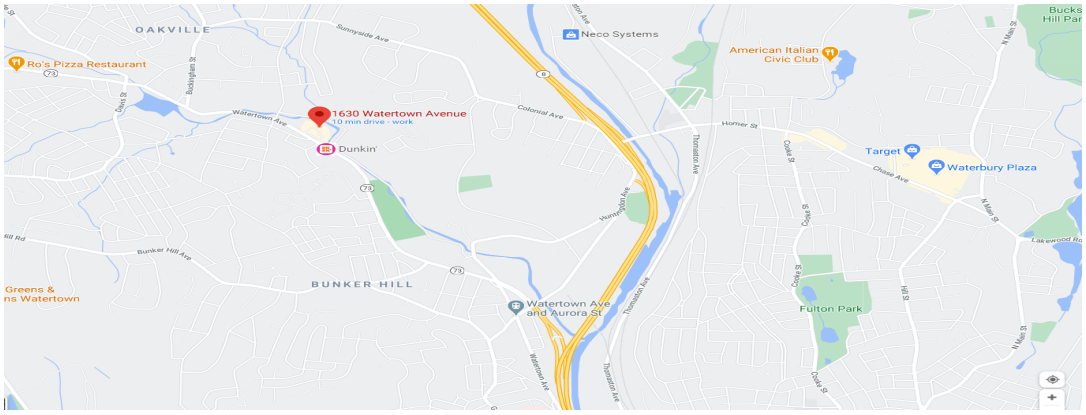
Excellent Retail Opportunity
Steelbrook Plaza
Three Spaces Available
11,800 +/- (8,500 + 3,300 S/F Adjoining Spaces)
1,500 S/F Retail Nail Salon
Located on Highly Traveled RTE 73
Ample Parking
Spaces from $12 NNN -$16 PSF Gross + Utilities

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

PROPERTY ADDRESS	1630 Watertown Ave
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	42,500 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	13,000 +/-	Type of Heat	Gas
Office Space		**OTHER**	
Drive in Doors	N/A	Acres	6
Ext. Construction	Stucco	Zoning	CA
Ceiling Height	16’	Parking	Ample
Roof	Rubber	State Route / Distance To…	
Date Built	1987	**TAXES**	
		Assessment	
UTILITIES	**Tenant/Buyer to Verify**	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	**TERMS**	
Electrical	200 amp	Lease	From $10 - $19 PSF



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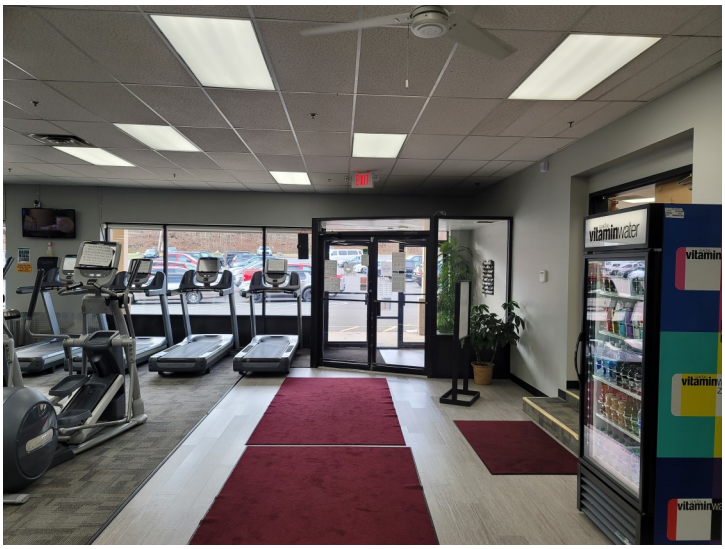

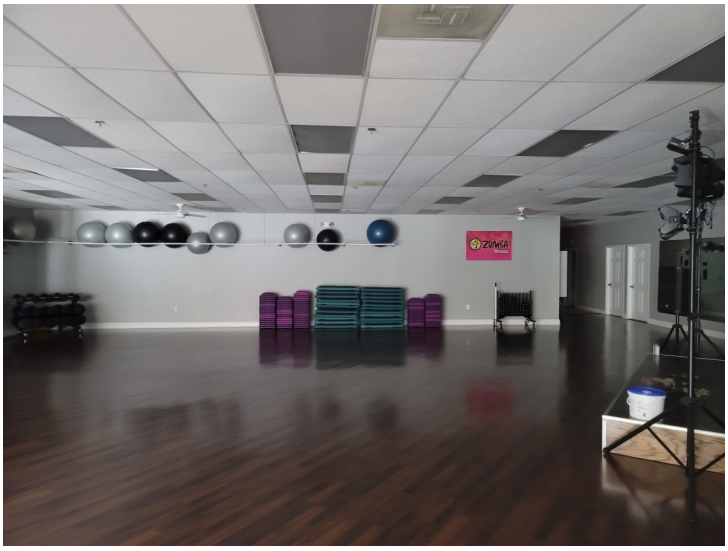

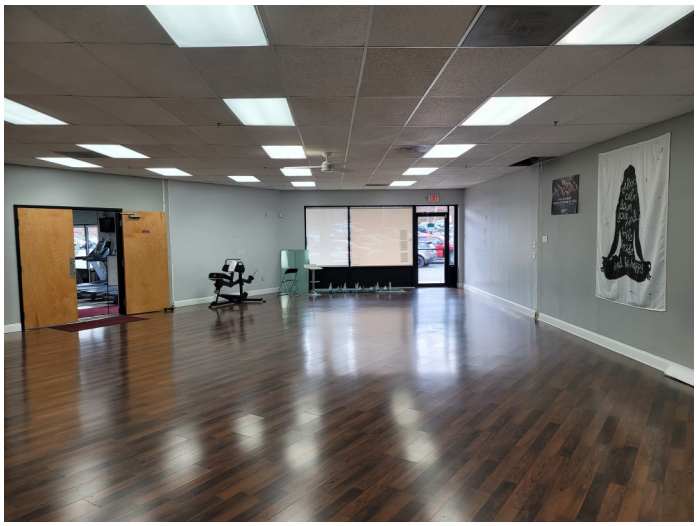

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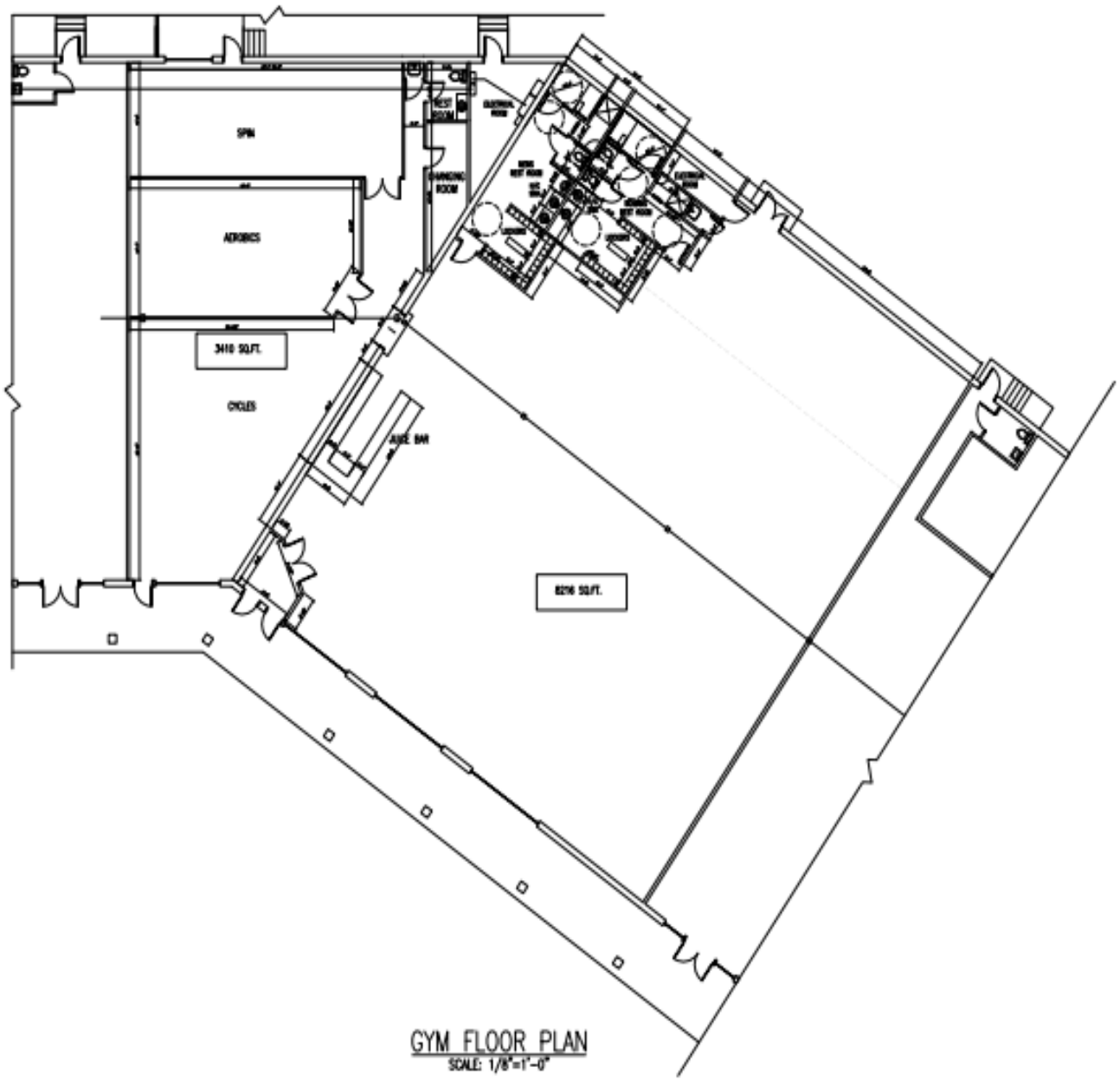

GYM FLOOR PLAN
SCALE: 1/8"=1'-0"

THG ARCHITECTS LLC
ARCHITECTS AND PLANNERS

PROJECT: STEELEBROOK PLAZA
LOCATION: 1650 WATERTOWN AVENUE WATERBURY, CONNECTICUT
DRAWING NAME: GYM FLOOR PLAN(REVISED)

SHEET NO.
A-2.2

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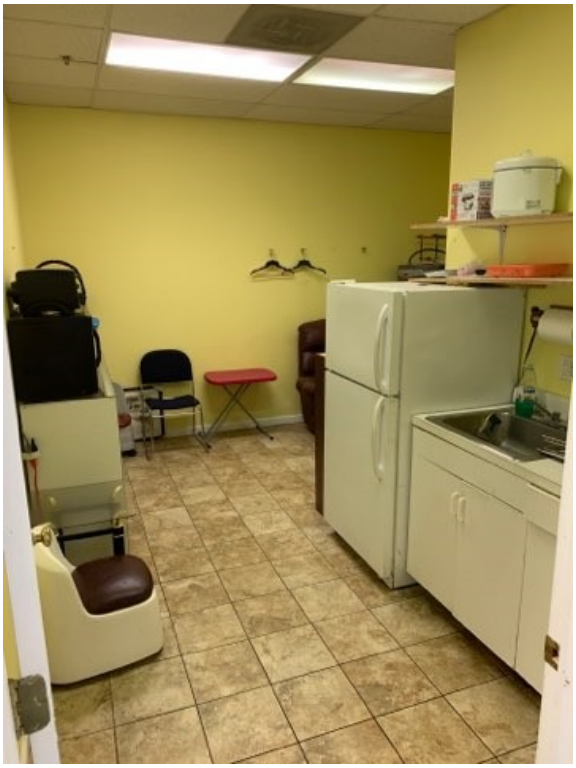

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