

***FOR SALE/LEASE***



***407 Brookside Road  
Waterbury, CT 06708***

**50,094 +/- S/F (Sub dividable)  
Freestanding Warehouse/ Manufacturing Facility  
Good Power and Loading Access  
Located Minutes from Rt8 and I-84**

**Offered at: \$1,925,000.00**

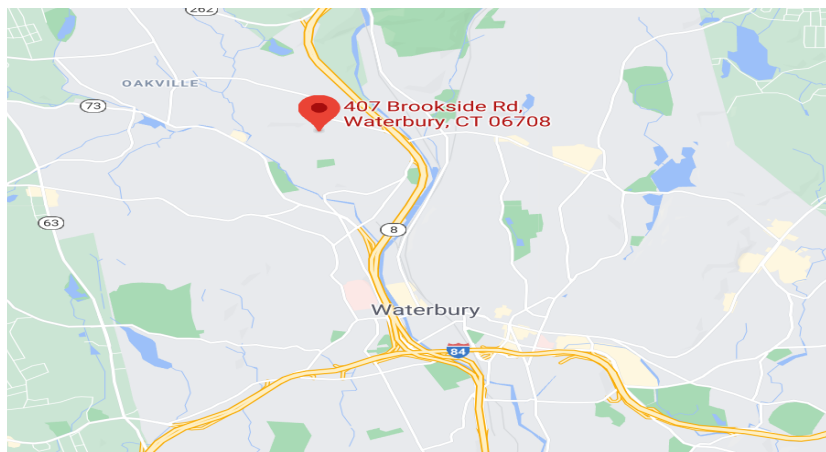
**Lease Rate: \$3.95 NNN**



# PROPERTY DATA FORM

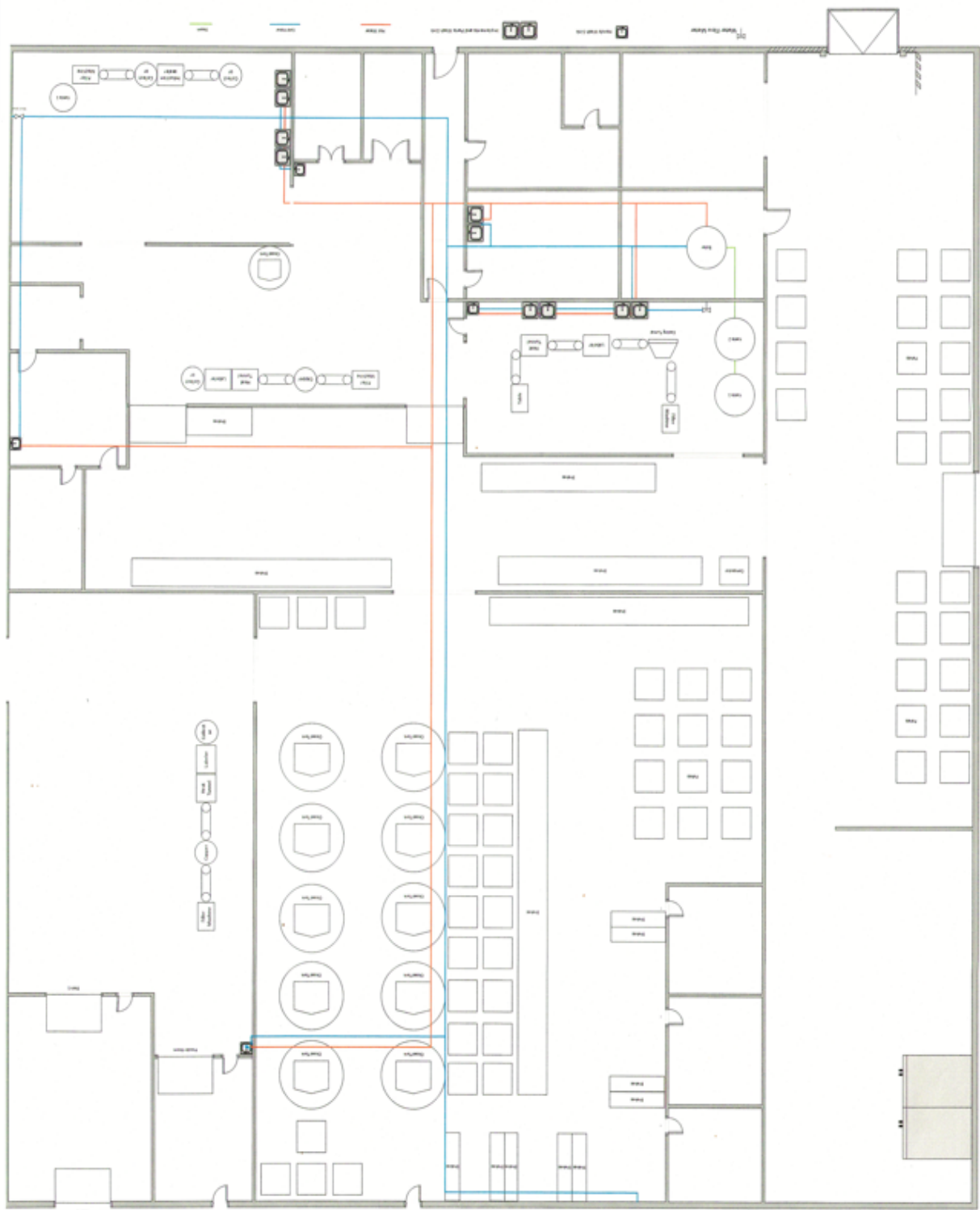
PROPERTY ADDRESS	407 Brookside Road
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	50,094	Air Conditioning	No
Number of floors	1		
Avail S/F	50,094	Type of Heat	Gas
Will Subdivide to	20,000	Sprinkler / Type	No
Office Space	1,000	<b>OTHER</b>	
Ext. Construction	Masonry	Acres	3.98
Ceiling Height	14' 6'	Zoning	IP
Avail overhead doors	1	Parking	Ample
Avail Docks	3	State Route / Distance To...	2 - I-84/ .5 Rt. 8
Roof	Rubber	<b>TAXES</b>	
Date Built	1965	Assessment	\$1,083,330.00
<b>UTILITIES</b>		Appraisal	
Sewer	Yes	Mill Rate	60.21
Water	Yes	Taxes	\$67,274.73
Gas	Yes	<b>TERMS</b>	
Electrical	800 amps/ 480 v / 3 phase	Sale	\$1,925,000.00
		Lease	\$3.95 NNN



CONTACT: BRIAN GODIN or ED GODIN  
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 Egodinpb@gmail.com

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GRANDWOOD AVE

2

366'

207'

Building

507'

0085-0863-0004

407 BROOKSIDE RD 242'

D & M PACKING LLC

500'

Brookside Road

344'



614  
414

4111

443

444

# Godin Property Brokers LLC

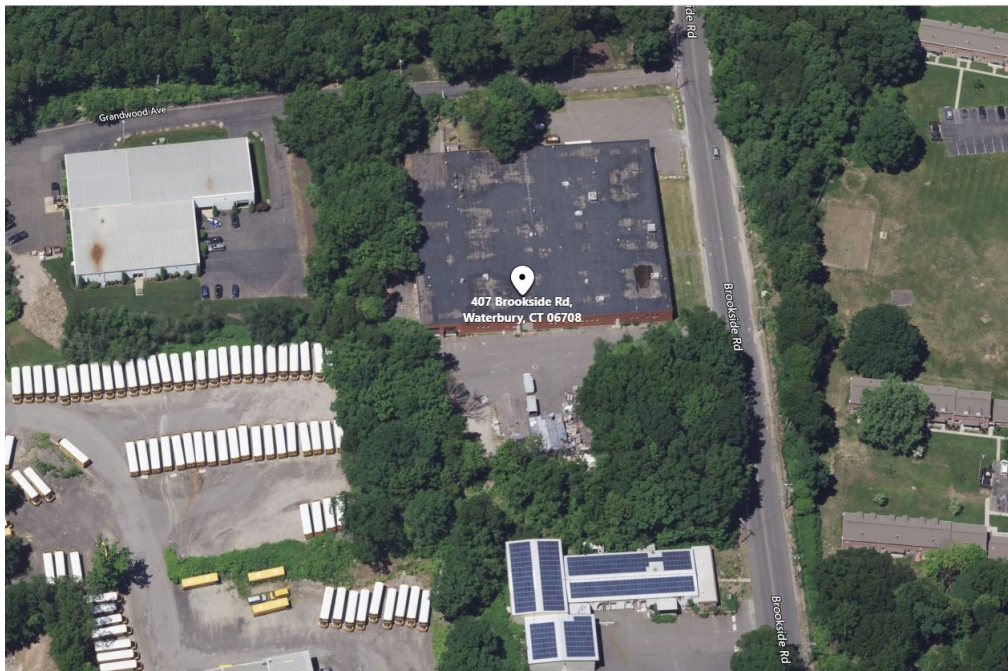
★★★★★ Commercial / Industrial



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