

FOR LEASE

CONTACT: BRIAN GODIN or MARY BUCKLEY

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2095 South Main St Waterbury, CT 06706 7,920 +/- S/F Retail/Office Building 2021 Remodel Multiple Suites Available Suites From: \$400 / mo. Including utilities

Includes Common Kitchen and WiFi Great Location on Busy South Main Street With Quick Access to RTE 8 & I84

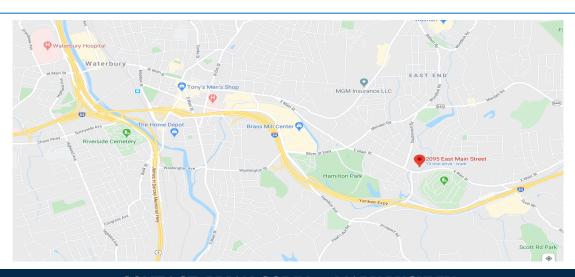


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM

PROPERTY ADDRESS 2095 South Main Street
CITY, STATE Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,920 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	3,500 +/-	Type of Heat	Gas/ W Air
Ext. Construction	Wood Siding	OTHER	
Ceiling Height	10' - 12'	Acres	.49
Roof	10-12 yrs old	Zoning	Industrial
Date Built	1941	Parking	13 + Spaces
Drive in Doors	1	State Route / Distance To	Route 8 & I84
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	_
Gas	EverSource	TERMS	
Electrical		Lease Rates From	\$400 mo. Includes Utilities



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Available Entry Suite B2 Suite B3 Suite B3 Suite B2 Suite B2 Suite B3 Suite B2 Suite B2 Suite B3 <	WATERBURY, CT								
Shop Space Sho									
Bath Bath Bath Suite 10 Suite 9 Stairs Door								Shop Space	A۱
Bath Bath Bath Suite BD Suite BD Stains Door LEASED LEASED Stains Door				Entry			exit		/AIL
Sath Bath Bath Sath					Suite 10	Suite 9	stairs	Door	AB
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Stairway Closet Closet Closet Closet Stairway Closet Suite B1 Suite B4 Suite B4					\$700			i.	
Closet			pasement						
LEASED Suite B1 Common Area Suite B4 Suite B4	Suite A		Stairway				Door		
Suite B1 Common Area Suite B1 Suite B4 Stood Stood	\$2,500				Closet				
Suite B1 Common Area S1,400 Suite B2 Suite B4 S S S S S S S S S								LEASED	
Bath Suite B2 Suite B4 Soon \$500 \$500 LEASED Available LEASED Not to Scale Not to Scale Not to Scale Common Area			Suite B1					Suite B6	
Bath Suite B2 Suite B4 \$600 \$500 \$500 LEASED Available LEASED Not to Scale Not to Scale Not to Scale			\$1,400			Common Are	ea	\$500	
Bath Suite B2 Suite B3 Suite B4 \$600 \$500 \$500 LEASED Available LEASED Entry Not to Scale Not to Scale									
Suite B2 Suite B3 Suite B4 \$600 \$500 \$500 LEASED Available LEASED Entry Not to Scale Not to Scale		Bath							
S600 S500 S500				Suite B2	Suite B3	Suite B4		Suite B5	
Available LEASED	door			\$600	\$500	\$500		\$500	
Entry Not to Scale				LEASED	Available	LEASED		LEASED	
Not to Scale			Entry						
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