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[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

## **FOR LEASE**



**2176 Thomaston Ave  
Waterbury, CT 06704**

**12,000 S/F Industrial Building (Divisible)  
Multiple Docks and Drive in Doors  
Finished Air Conditioned Offices  
Great Location Minutes to Route 8 Highway**

**2176 - A      2176 - B  
3,800 S/F      8,200 S/F**

**Lease Rate: \$6.00 + NNN + Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS	2176 Thomaston Ave
CITY, STATE	Waterbury, CT 06704

## BUILDING INFO

Total S/F	12,000
Number of floors	1
Avail S/F	12,000
Will Subdivide to	3,800
Offices	1,200 & 1,500
Ceiling Height	12' Clear
Ext. Construction	Masonry - Steel
Drive in doors	2
Docks	4
Roof	Steel
Date Built	1986

## MECHANICAL EQUIP.

Air Conditioning	Office
Type of Heat	Gas
Sprinkler / Type	Yes
Acres	+/- 1
Zoning	Industrial
Parking	+/- 25
State Route / Distance To...	Rt. 8

## OTHER

## UTILITIES

	Tenant/Buyer to Verify
Sewer	Yes
Water	Yes
Gas	Yankee Gas
Electrical	208 3 phase

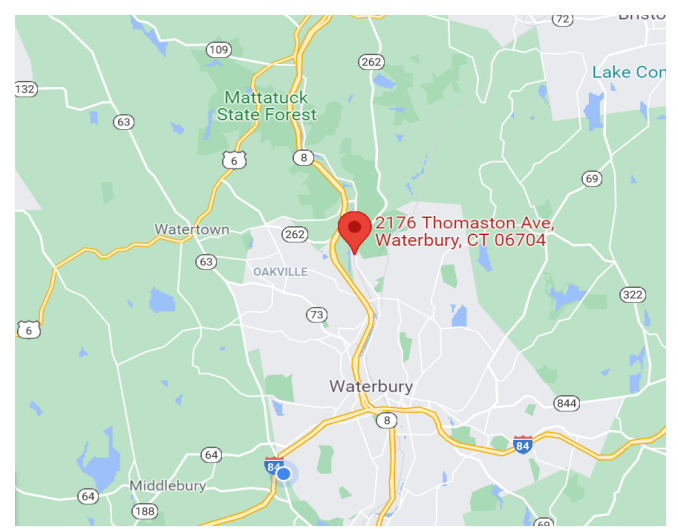
## TAXES

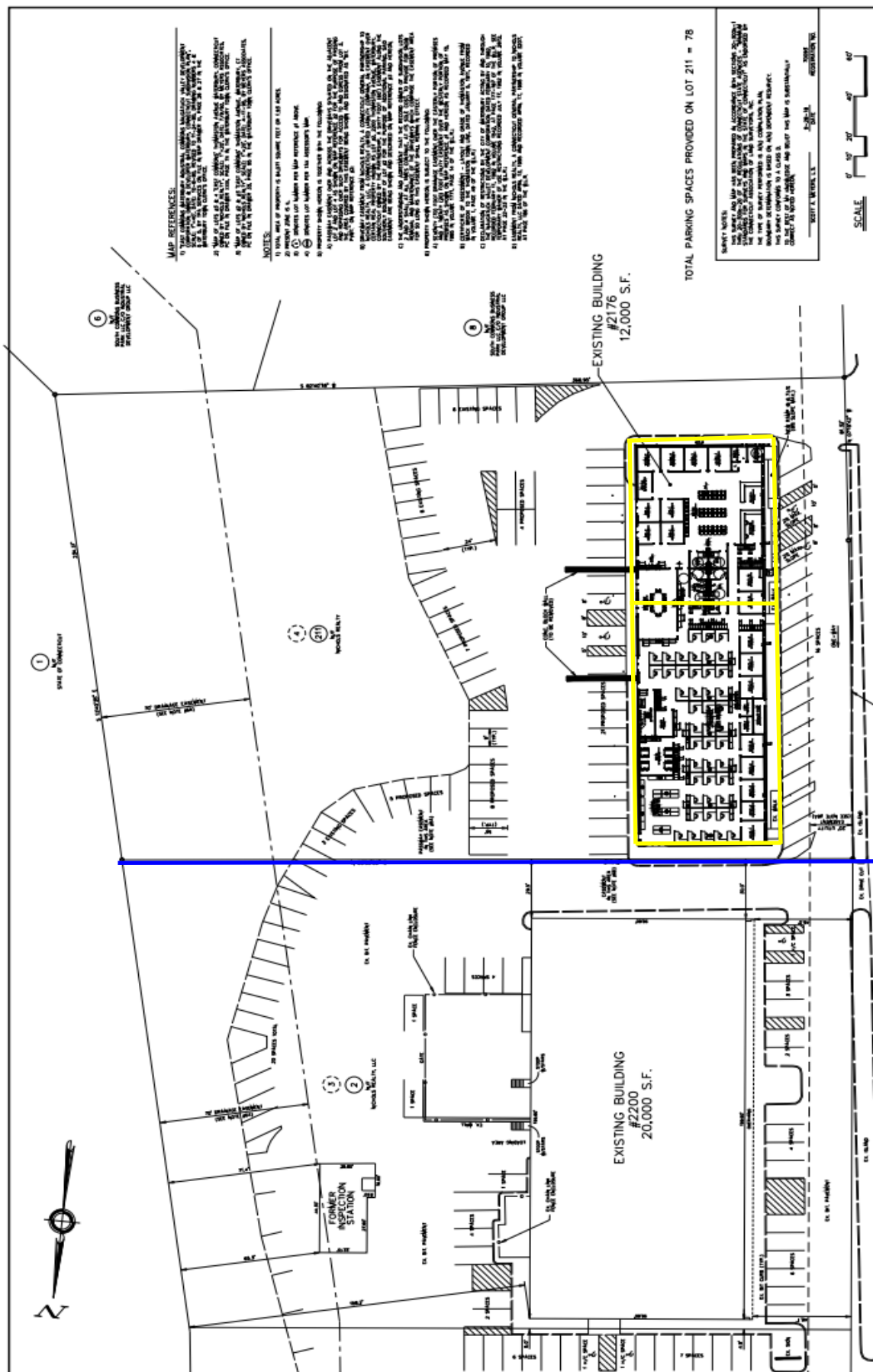
Assessment	\$294,110.00
Appraisal	\$420,162.00
Mill Rate	60.21
Taxes	\$18,264.23

## TERMS

Lease	6.00 NNN
	NNN = \$2.95 PSF

<b>2176 - A</b>	<b>2176 - B</b>
3,800 S/F	8,200 S/F
1,500 S/F Office	1,200 S/F Office
1 Docks -1 Drive in Door	3 Docks -1 Drive in Door
200 Amps	400 Amps





- MAP REFERENCES:**
- 1) CONCEPTUAL SITE PLAN, 11/20/11
  - 2) CONCEPTUAL SITE PLAN, 11/20/11
  - 3) CONCEPTUAL SITE PLAN, 11/20/11
  - 4) CONCEPTUAL SITE PLAN, 11/20/11
  - 5) CONCEPTUAL SITE PLAN, 11/20/11
  - 6) CONCEPTUAL SITE PLAN, 11/20/11
- NOTES:**
1. SHALL BE REVIEWED BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
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MAP REFERENCES: (1) THROUGH (6) SHOWN ON THIS PLAN.

NOTES: (1) THROUGH (100) SHOWN ON THIS PLAN.

SCALE: 1" = 30'

TOTAL PARKING SPACES PROVIDED ON LOT 211 = 78

DESIGNED BY:  
**NICHOLS REALTY, LLC**  
 2178 THOMASTON AVENUE  
 WATERBURY, CONNECTICUT

PREPARED BY:  
**MEYERS ASSOCIATES P.C.**  
 80 LAND STREET, WATERBURY, CONNECTICUT 06720

DATE: 11/20/11

SCALE: 1" = 30'

TOTAL PARKING SPACES PROVIDED ON LOT 211 = 78

PLAN APPROVED BY STATE OF CONNECTICUT  
 DEPARTMENT OF PUBLIC WORKS, LICENSE DIVISION

EXD00: PRINTED NAME: DATE: [ ] [ ] [ ]

EXD01: PRINTED NAME: DATE: [ ] [ ] [ ]

EXD02: PRINTED NAME: DATE: [ ] [ ] [ ]

EXD03: PRINTED NAME: DATE: [ ] [ ] [ ]

EXD04: PRINTED NAME: DATE: [ ] [ ] [ ]

EXD05: PRINTED NAME: DATE: [ ] [ ] [ ]

THOMASTON AVENUE (CT ROUTE NO. 847)

STATE OF CONNECTICUT  
 DEPARTMENT OF PUBLIC WORKS  
 LICENSE DIVISION



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