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## FOR LEASE



***326 Highland Ave  
Waterbury, CT 06708***

**5,000 S/F Former Bank and Medical Space  
Close Proximity to I-84  
Desirable Waterbury Location  
Lease rate: \$19 PSF + NNN**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>326 Highland Ave</b>	
<b>CITY, STATE</b>		<b>Waterbury, Ct 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,000	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	5,000	Type of Heat	Gas Forced Hot Air
Ext. Construction	Wood Construction	<b>OTHER</b>	
Ceiling Height		Acres	.53
Roof	Flat	Zoning	CN
Date Built	1985	Parking	Ample
		State Route/ Distance to...	1/10 - I84
		<b>TAXES</b>	
		Assessment	\$716,160.00
		Mill Rate	60.21
		Taxes	\$43,120.00
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease	\$19 PSF + NNN
Water	City		
Gas	EverSource		
Electrical			



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# Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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