

## **CONTACT: ED GODIN**

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## FOR LEASE

1604 Thomaston Ave Waterbury, CT



41,663 S/F remaining Office/Warehouse located on 3.5 Acres Suitable for many light industrial uses or potential retail uses

Divisible to +/- 3,000 S/F

6,500 S/F Air conditioned finished office space (\$6.50 NNN)

8,500 S/F with 20' ceilings - 28,000 S/F with 8-12' ceilings 6,100 S/F second floor warehouse 8 Grade Level Doors - Waterbury Enterprise Zone

Ample Parking, over 90 spaces
Great street visibility - Close to I-84 and Route 8
Lease: \$3.95 to \$6.50 PSF NNN

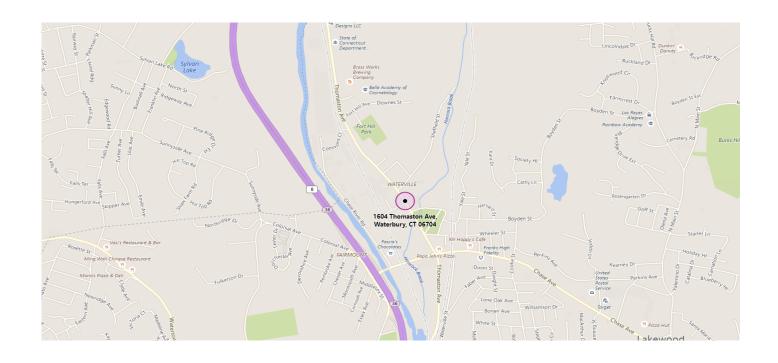
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## PROPERTY DATA FORM

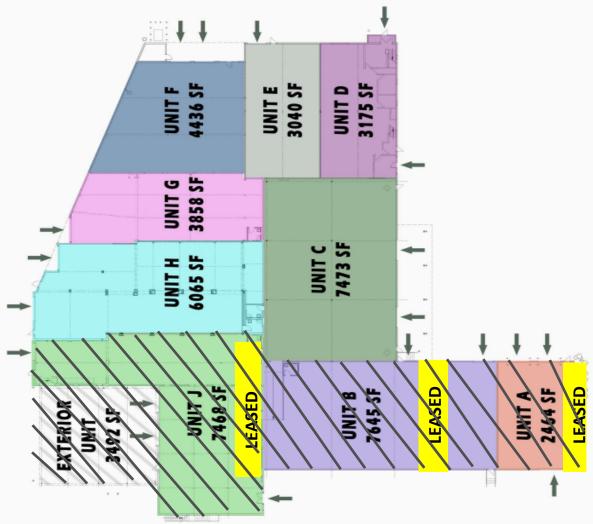
PROPERTY ADDRESS	1604 Thomaston Ave
CITY, STATE	Waterbury, CT 06704

Waterbury, CT 00704			
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	62,000	Air Conditioning	Offices
Number of floors	2	Sprinkler / Type	Yes - wet
Avail S/F	41,000	Type of Heat	Gas
Will subdivide to	+/- 3,000	OTHER	
Office space	6,500	Total acres	3.5
Avail docks	1 ( additional possible)	Zoning	CG
Avail overhead doors	12	Parking	+/- 100
Total S/F 2nd floor	11,000	Interstate/ Distance to	3 miles to 84
Ext. Construction	Masonry	State Route / Distance To	.5 to RT 8
Roof	Rubber		
Ceiling height	9' - 20'		
Date Built	+/- 1960 + 1990	TAXES	
UTILITIES		Assessment	TBD under appeal
Sewer	Yes	Mill Rate	
Water	Yes	Taxes	
Gas	Yes		
Electrical	2400 Amps	TERMS	
Volts	208 v	Lease	\$3.95 -\$6.50 PSF NNN
Phase	3 ph		

- Flexible space options are available
- Individual rental units to be created and can be fitted out per custom need and with their own loading access
- Store front entrances can be created and individual units will be separately metered for utilities







AUGUST 2016

SECOND FLOOR LAYOUT 15 BOYDEN STREET, WATERBURY, CT SCALE: 1/16" = 1'-0" \_9-,08 CANOPY BELOW ¥ 0-.08 evamp ∪P