

FOR SALE/LEASE

*182 East Aurora Street
Waterbury, CT 06708*



+/- 85,000 S.F on 3.7 Acres

Well maintained manufacturing or warehouse facility

Renovated, nicely finished offices

Great location with IG zoning and immediate Route 8 access

Very functional low cost space suitable for a wide variety of uses

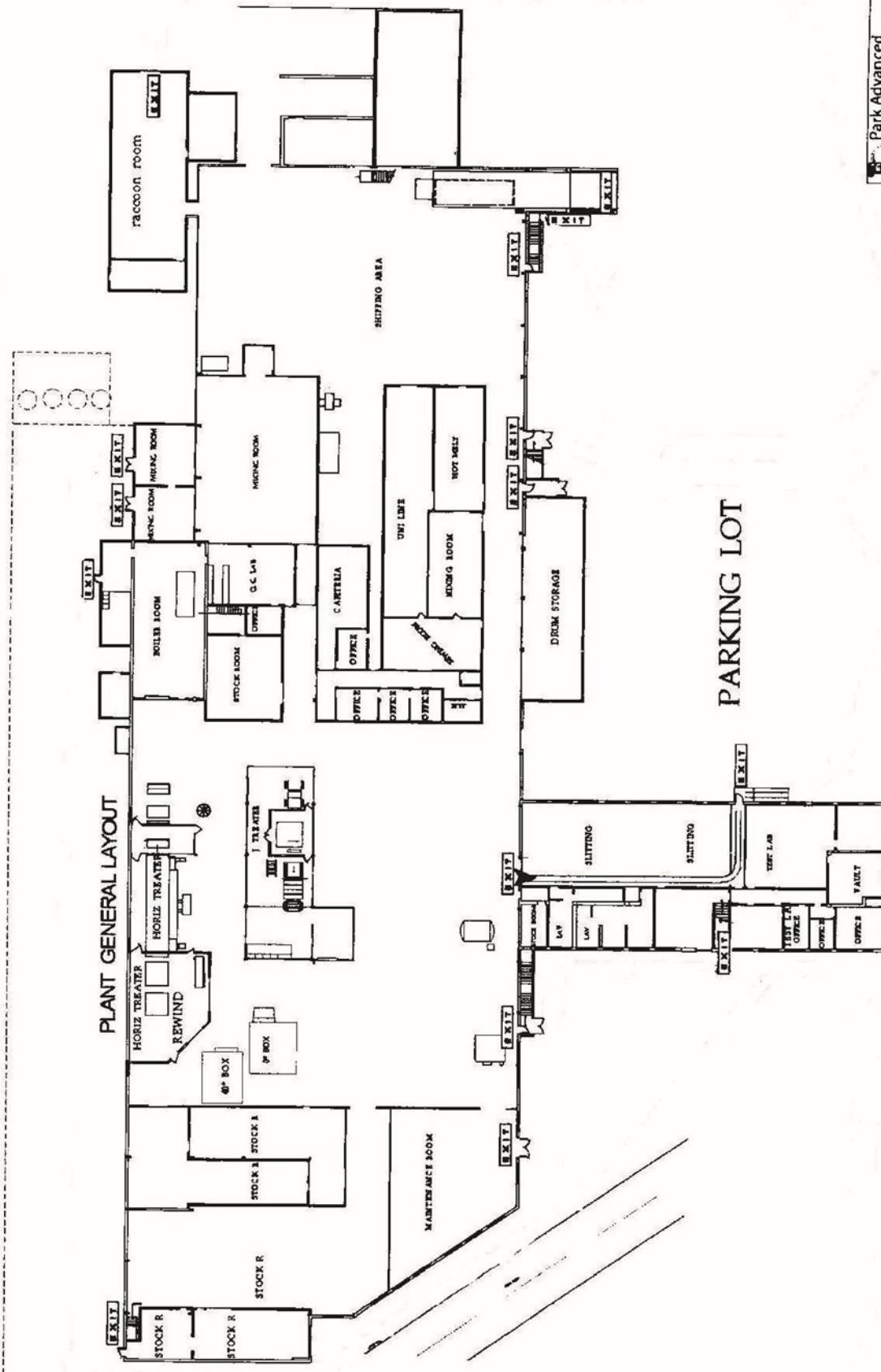
Enterprise Zone offers tax abatement programs

Offered at \$695,000.00

Lease Rate: \$2.75 PSF NNN

PROPERTY DATA FORM			
PROPERTY ADDRESS	182 East Aurora Street		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	85,000	Air conditioning	Offices
Number of floors	1	Sprinkler / type	Yes / wet
Avail S/F	85,000	Type of heat	Gas—boilers
Will subdivide to	85,000		
Office space	6,000	TAXES	
Column space	Varies	Date assessed	
Avail docks	7	Assessment	\$1,014,880
Avail overhead doors	2	Mill rate	\$42,440.66
Total/avail S/F mezz.	5,000—Lab space	Tax	41.8184
Exterior construction	Masonry / steel		
Interior construction		OTHER	
Ceiling height	14' - 24'	Total acres	3.7
Roof	Asphalt	Rail spur	No
Date built	1920	Zoning	IG
		Parking	100
UTILITIES		Interstate / distance to	I-84 / 1 mile
Sewer	Yes / City	State Route / distance to	Route 8 / 0.2 miles
Water	Yes / City		
Gas	Yes	TERMS	
Electric	1,200 amps / 480 volts	Sale price	\$695,000.00
		Lease rate	\$2.75 PSF NNN

PLANT GENERAL LAYOUT



PARKING LOT

