

FOR SALE/LEASE

**61 Interstate Lane
Waterbury, CT 06705**



Modern Upscale 14,500 S/F Office Flex Building

Move-In Condition /Cummins Diesel Generator / Ample Parking

Easy Access to I-84 at Exit 25

Priced to Lease:

Option 1: Main Floor Office Space

6,300 S/F Office space

Lease rate: \$9.00 PSF + Utilities

Option 2: 2nd Floor office spaces

5,400 S/F office spaces available

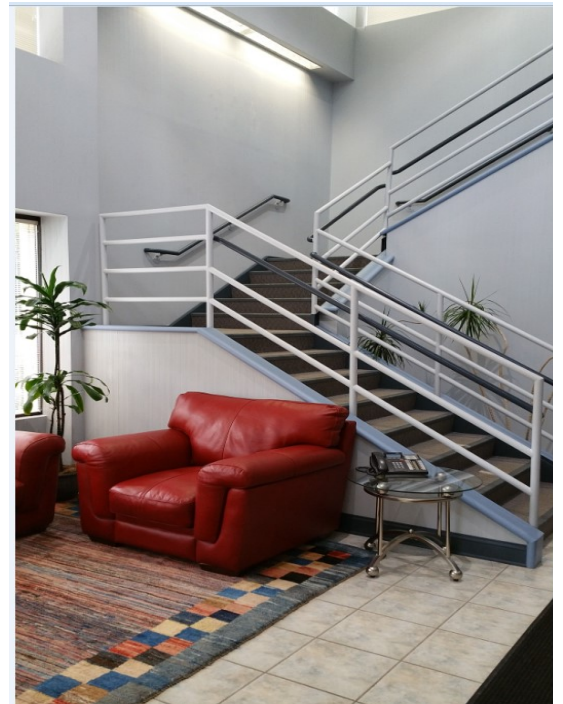
Lease rate: \$7.50 PSF + Utilities

(2,600+/- S/F warehouse could be available with either option)

Sale Price: \$1,275,000.00



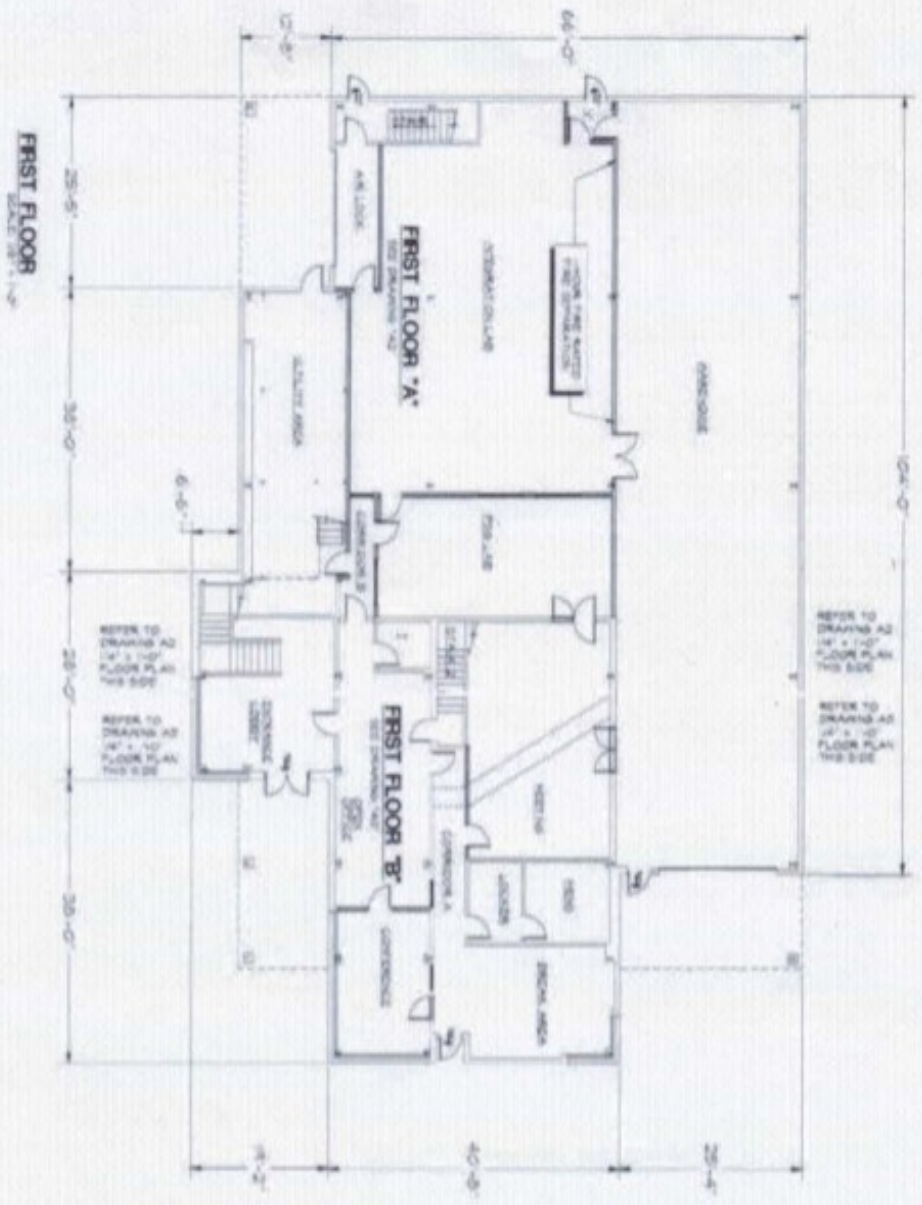
1 St Floor Lobby





2nd Floor





REFER TO DRAWING A2 FOR FLOOR PLAN THIS SIDE

REFER TO DRAWING A1 FOR FLOOR PLAN THIS SIDE

USE GROUP LEGEND:

- 1/2" STORAGE - 1200 INCHES
- 1/4" STORAGE - 1200 INCHES
- 1/8" STORAGE - 1200 INCHES

CONSTRUCTION NOTES
SEE MEETINGS DRAWINGS

OPERATIONAL ADDRESS:
 1234567890
 1234567890
 1234567890
 1234567890
 1234567890

DATE	DESCRIPTION	BY

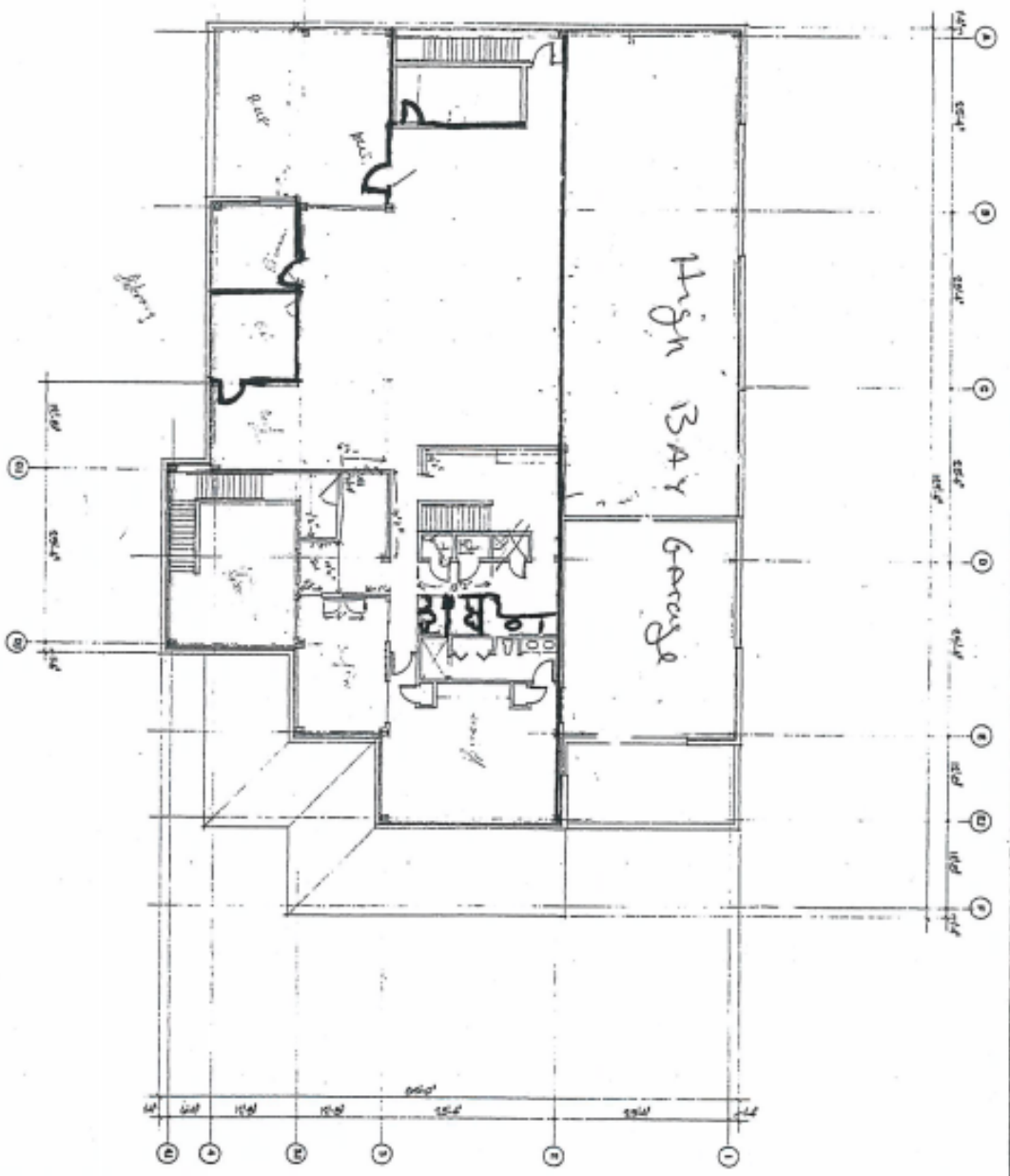
KUNCAS ASSOCIATES, LLC
 Architects + Planners
 2000 Washington Blvd., Suite 1000
 Washington, DC 20001
 (202) 556-1700

Building Improvement
 Project
 1234567890
 1234567890
 1234567890

FIRST FLOOR PLAN

DATE: 12/15/2011
 SHEET: A1

2nd Floor
 211 Bordenstate Lane



○ SECOND FLOOR PLAN

UNITED ELECTRICAL CONTRACTORS FACILITY
 OWNER/DEVELOPER: W.M. HILLER, INC. BOX 2808 WATERBURY, CT 06702
 ARCHITECT: REDWELL INDUSTRIAL PARK



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DISPOSITION: PARCEL 4
 VETERANRY RENOVATION AND REDEVELOPMENT DISTRICT
 REDWELL INDUSTRIAL PARK
 WATERBURY, CONNECTICUT

NO.	REVISION	DATE	BY	CHKD.

SHEET 02