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# 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)

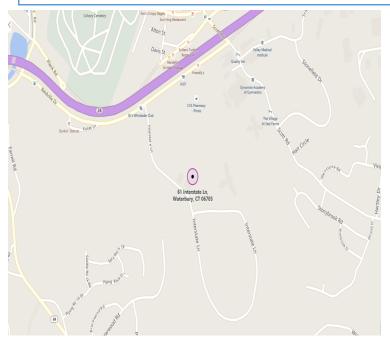
Sale Price: \$1,275,000.00

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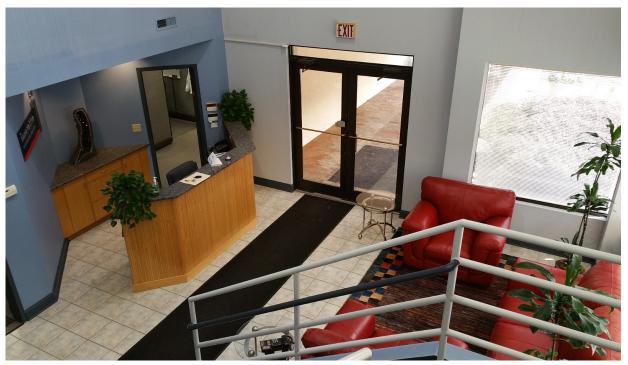
### PROPERTY DATA FORM

PROPERTY ADDRESS 61 Interstate Lane
CITY, STATE Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,569	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	6,300 SF 1st floor space	Type of Heat	Gas
	2,600 S/F warehouse space	Generator	Cummins diesel
	5,400 SF 2nd floor space		
Ext. Construction	Stone / Stucco		
Int. Construction	Finished	OTHER	
Ceiling Height	9'	Zoning	IP
Roof	Rubber/ New	Parking	Ample
Date Built	1988	State Route / Distance To	Route 8/ 2.5 miles
		TERMS	
UTILITIES		1st floor	\$9.00 PSF+ utilities
Sewer	City	2nd floor	\$7.50 PSF + utilities
Water	City		
Gas	Yankee Gas	Sale	\$1,275,000.00
Electrical	200 Amps		







1 St Floor Lobby

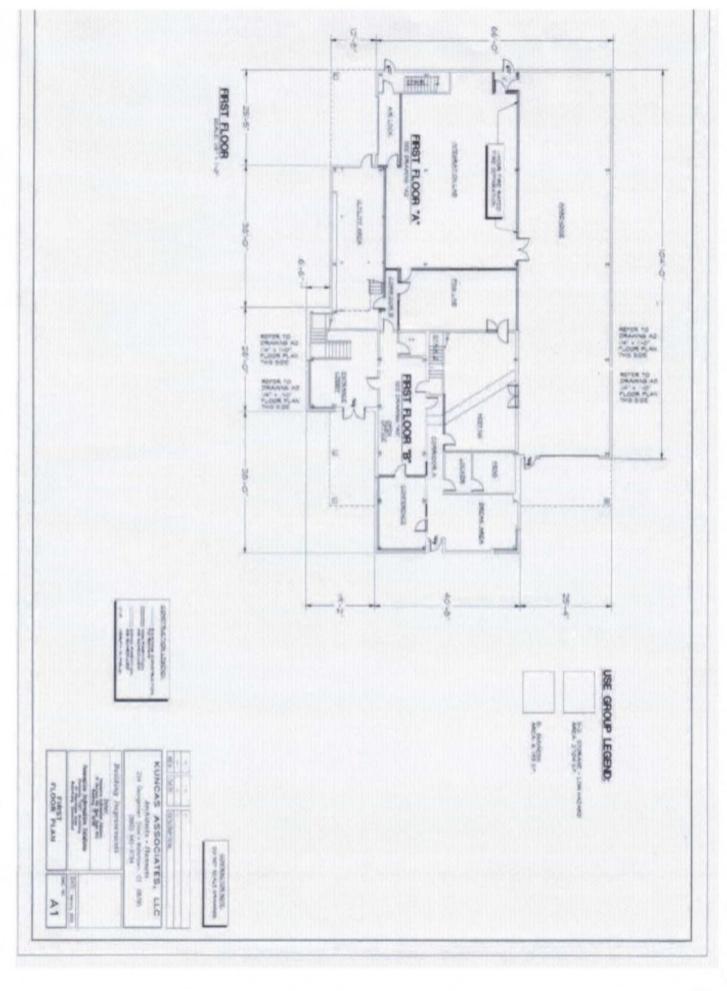




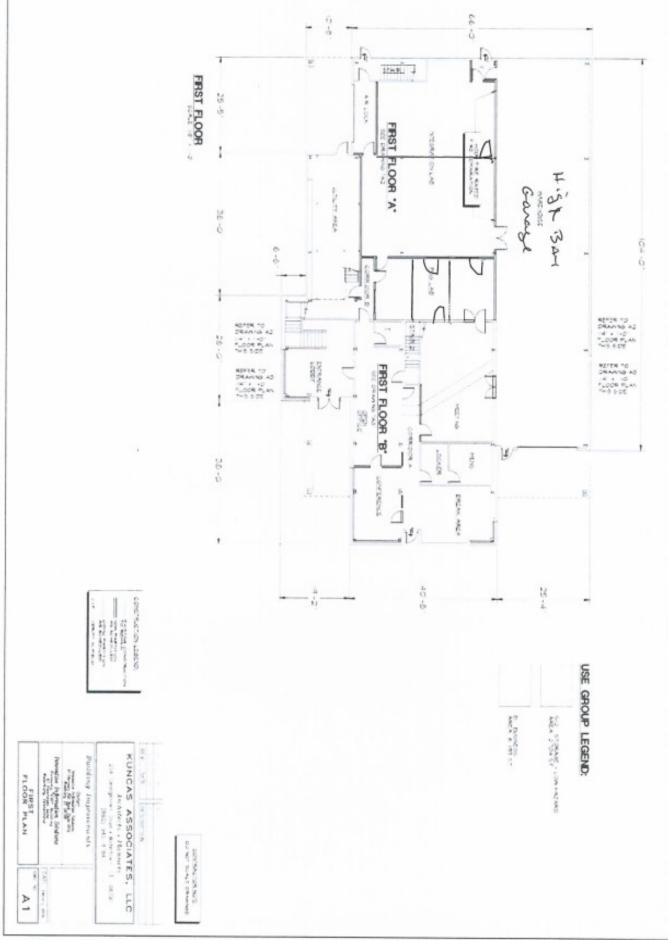


2nd Floor





41000 Andrista State Cone



UNITED ELECTRICAL CONTRACTORS FACILITY

OMEDIAEVALUES: NIN- HALLY, NO. BOX 2500, MATERIARY, CT 06702
REDVILLE INDUSTRIAL PAIN. Mallego ₽. 1.03 -⊙ The desired to be prepared to the best of 28/4" SECOND FLOOR PLANS (2) 493 10.00 美 MATERIANT AND ENDOS RETURNED WORK

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