

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

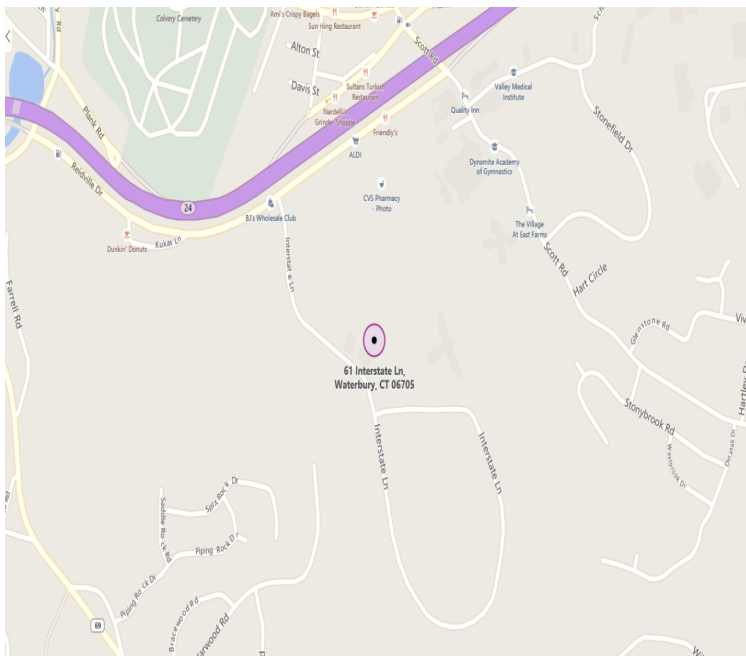
(2,600+/- S/F warehouse could be available with either option)

Sale Price: \$1,275,000.00

PROPERTY DATA FORM

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

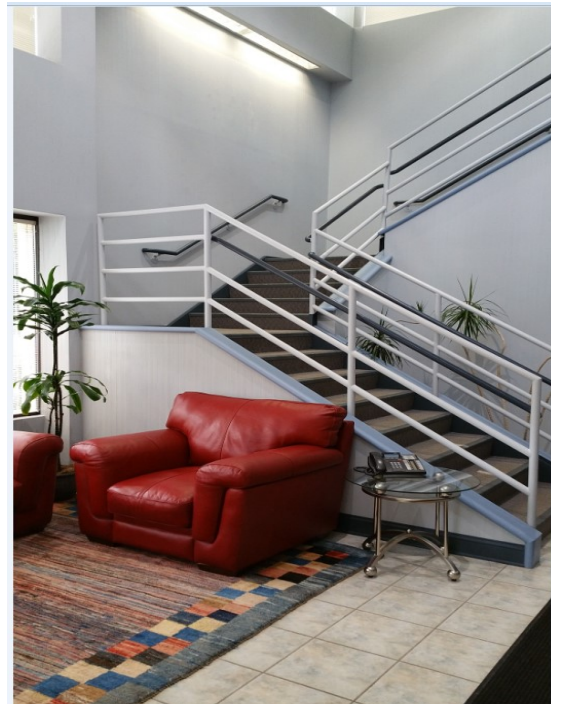
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,569	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	6,300 SF 1st floor space 2,600 S/F warehouse space 5,400 SF 2nd floor space	Type of Heat	Gas
Ext. Construction	Stone / Stucco	Generator	Cummins diesel
Int. Construction	Finished	OTHER	
Ceiling Height	9'	Zoning	IP
Roof	Rubber/ New	Parking	Ample
Date Built	1988	State Route / Distance To...	Route 8/ 2.5 miles
UTILITIES		TERMS	
Sewer	City	1st floor	\$9.00 PSF+ utilities
Water	City	2nd floor	\$7.50 PSF + utilities
Gas	Yankee Gas	Sale	\$1,275,000.00
Electrical	200 Amps		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



1 St Floor Lobby



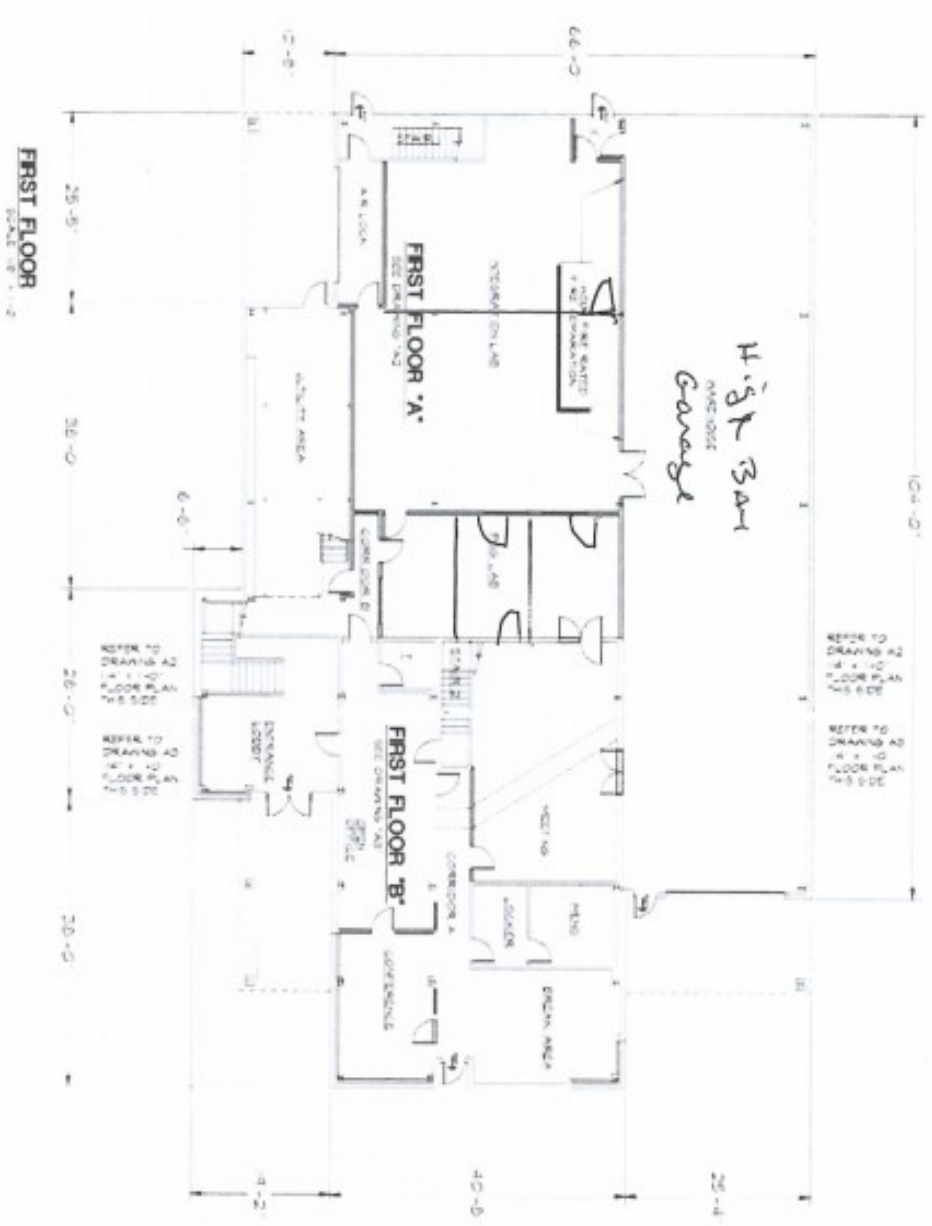


2nd Floor



First Floor

in Parker State Lane



REFER TO
DRAWING A2
FLOOR PLAN
4-5 SIDE

REFER TO
DRAWING A2
FLOOR PLAN
4-5 SIDE

USE GROUP LEGEND:

- 1.00 - STAIR
- 2.00 - STAIR
- 3.00 - STAIR
- 4.00 - STAIR
- 5.00 - STAIR
- 6.00 - STAIR
- 7.00 - STAIR
- 8.00 - STAIR
- 9.00 - STAIR
- 10.00 - STAIR

CONSTRUCTION LEGEND:

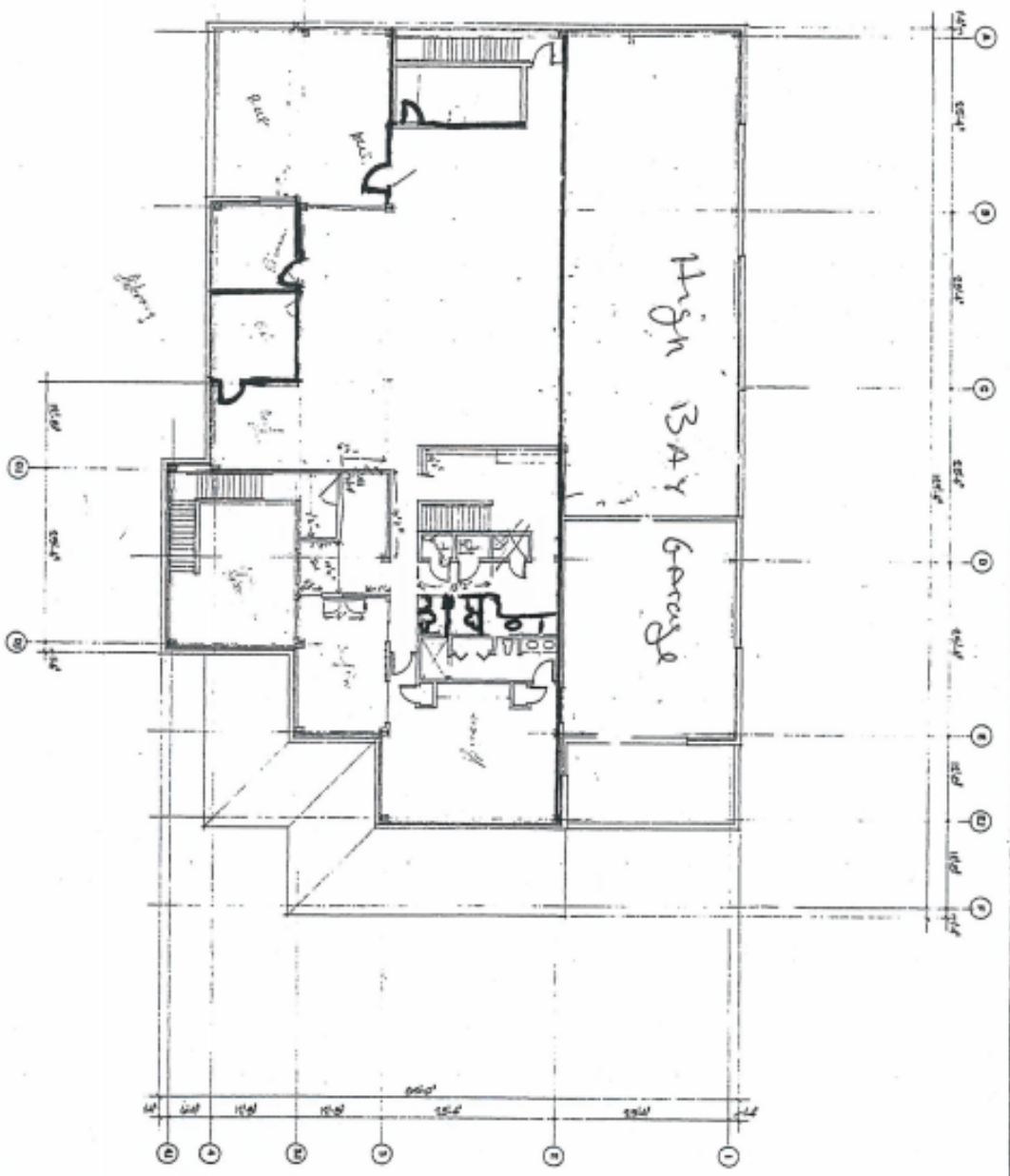
---	CONCRETE
---	BRICK
---	GLASS
---	WOOD
---	STEEL
---	MECHANICAL
---	ELECTRICAL
---	PLUMBING
---	PAINT

CONTRACTORS
DO NOT SCALE DRAWING

<p>KUNCAS ASSOCIATES, LLC 4000 West 10th Street Suite 100 Denver, CO 80202 (303) 441-4344</p>	<p>PROJECT: Parker State Lane 2025 1000 sq. ft.</p>
<p>ARCHITECT: Kuncas Associates, LLC 4000 West 10th Street Suite 100 Denver, CO 80202 (303) 441-4344</p>	<p>DATE: 10/15/2024</p>
<p>PROJECT: Parker State Lane 2025 1000 sq. ft.</p>	<p>DATE: 10/15/2024</p>
<p>PROJECT: Parker State Lane 2025 1000 sq. ft.</p>	<p>DATE: 10/15/2024</p>

FIRST FLOOR PLAN A1

2nd Floor
 211 Understate Lane



○ SECOND FLOOR PLAN

UNITED ELECTRICAL CONTRACTORS FACILITY
 OWNER/DEVELOPER: W.M. HILLER, INC. BOX 2808 WATERBURY, CT 06902
 ARCHITECT: REDWELL INDUSTRIAL PARK



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DISPOSITION: PARCEL 4
 OWNER: W.M. HILLER, INC.
 PROJECT: REDWELL INDUSTRIAL PARK
 WATERBURY, CONNECTICUT

NO.	REVISION	DATE	BY	CHKD.

SHEET 02