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Phone: 203-577-2277 Fax: 203-577-2100



***486 Lakewood Road  
Waterbury, CT 06704***

**10,000 S/F Retail/ Industrial Space  
Highly Traveled Road  
Great Exposure  
Ideal for Many Uses  
Ample Parking  
Lease Rate: \$6.00 NNN**



**Two 10' drive in doors**

**Heavy Power**

**Oil heat**

**10' ceiling heights**

**27 parking spaces**



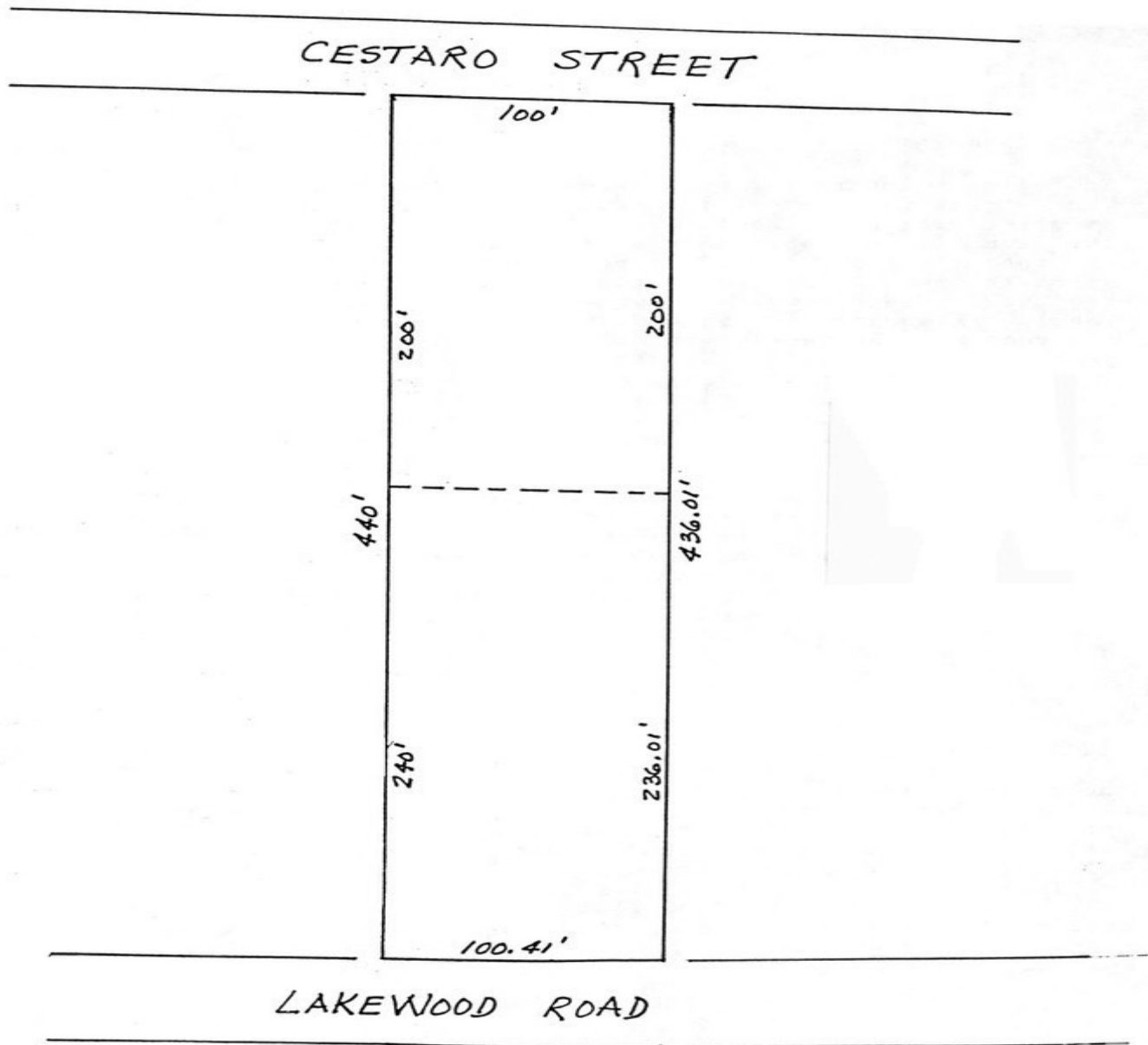
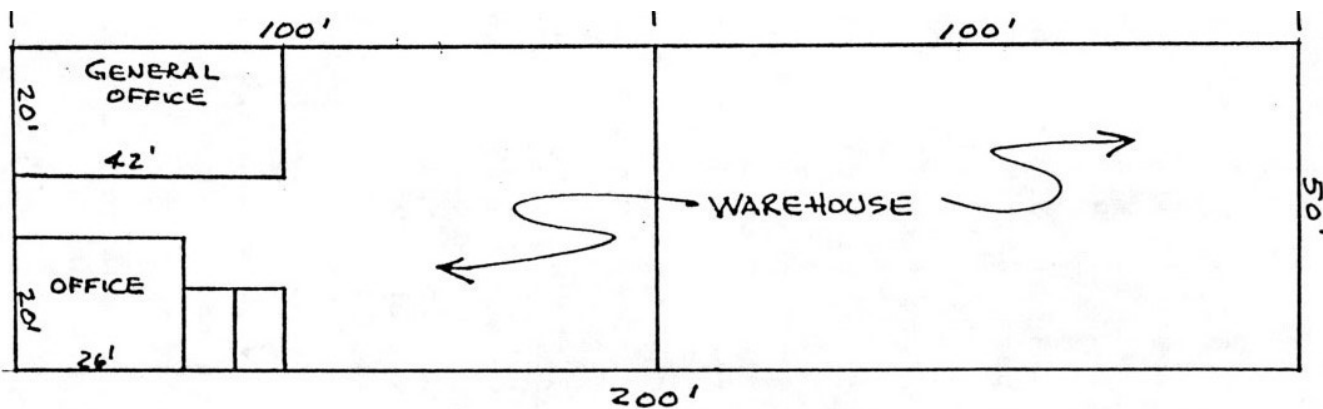
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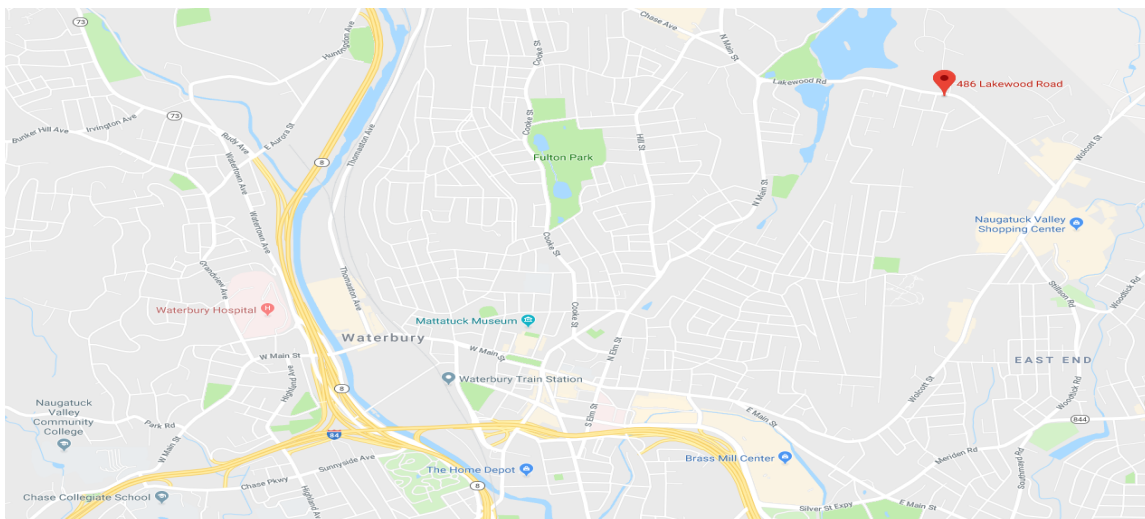
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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		486 Lakewood road	
<b>CITY, STATE</b>		Waterbury, CT 06704	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	10,000	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	10,000	Type of Heat	Oil
Office S/F	+/- 1,000	<b>OTHER</b>	
Owners may consider		Acres	1
Ext. Construction	Masonry	Zoning	
Ceiling Height	10'	Parking	27
Roof	Rubber	State Route / Distance To...	Route 8/ 3 miles
Date Built	1950	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$297,260 .00
Sewer	City	Appraisal	\$424,650.00
Water	City	Mill Rate	60.21
Gas		Taxes	\$18,459.85
Electrical	400 amp 440V 3ph	<b>TERMS</b>	
		Lease rate	\$6.00 NNN



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