

# FOR SALE

**26 Hotchkiss Street  
Naugatuck, CT**

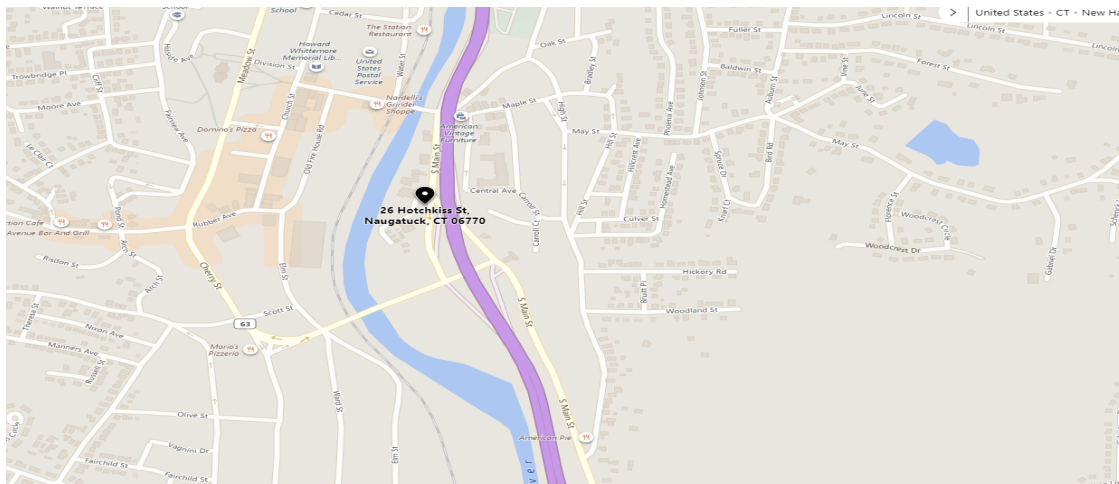


- **Fabulously restored mill building with immediate Route 8 access**
- **Full renovation 2009 with nicely finished offices on the second and third floors**
- **First floor currently used for storage, plus full dry basement, all with elevator service**
- **All utilities and on site parking**
- **Possible Residential conversion**
- **Owner may consider leasing first and second floor at \$7.00 NNN**

**Offered at : \$995,000.00**

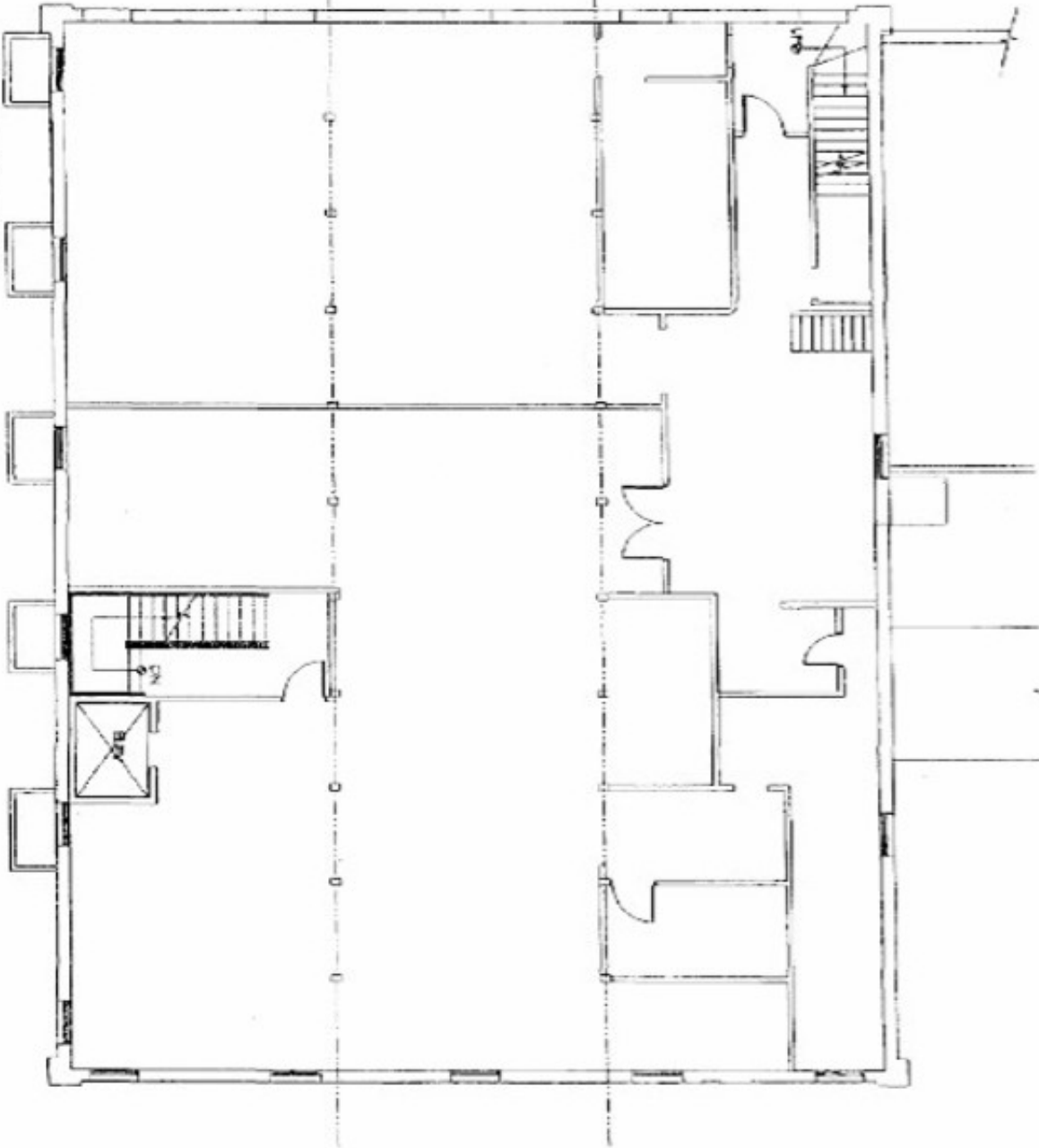
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		26 Hotchkiss Street	
<b>CITY, STATE</b>		Naugatuck. CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL</b>	
Total S/F	16,500	Air Conditioning	Yes
Number of floors	3 + basement	Sprinkler / Type	Yes
Avail S/F	16,500	Type of Heat	Gas
Office Space	11,000 S/F	Elevator	Yes
Total building S/F	22,000 S/F incl. basement	<b>OTHER</b>	
Ext. Construction	Masonry	Acres	.38
Ceiling Height	10'	Zoning	Industrial
Roof	Rubber (2013)	Parking	+/- 25
Date Built	1870	State Route / Distance To...	.1 mile
Full Renovation	2009	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$398,420
Sewer	Yes	Mill Rate	48.35
Water	Yes	Taxes	\$19,263
Gas	Yes	<b>TERMS</b>	
Electrical	800 Amp	Lease Rate	\$7.00 NNN
	120/208 V 3 Phase	Sale Price	\$995,000.00



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BASEMENT PLAN



A-0

BUILDING  
LAYOUT

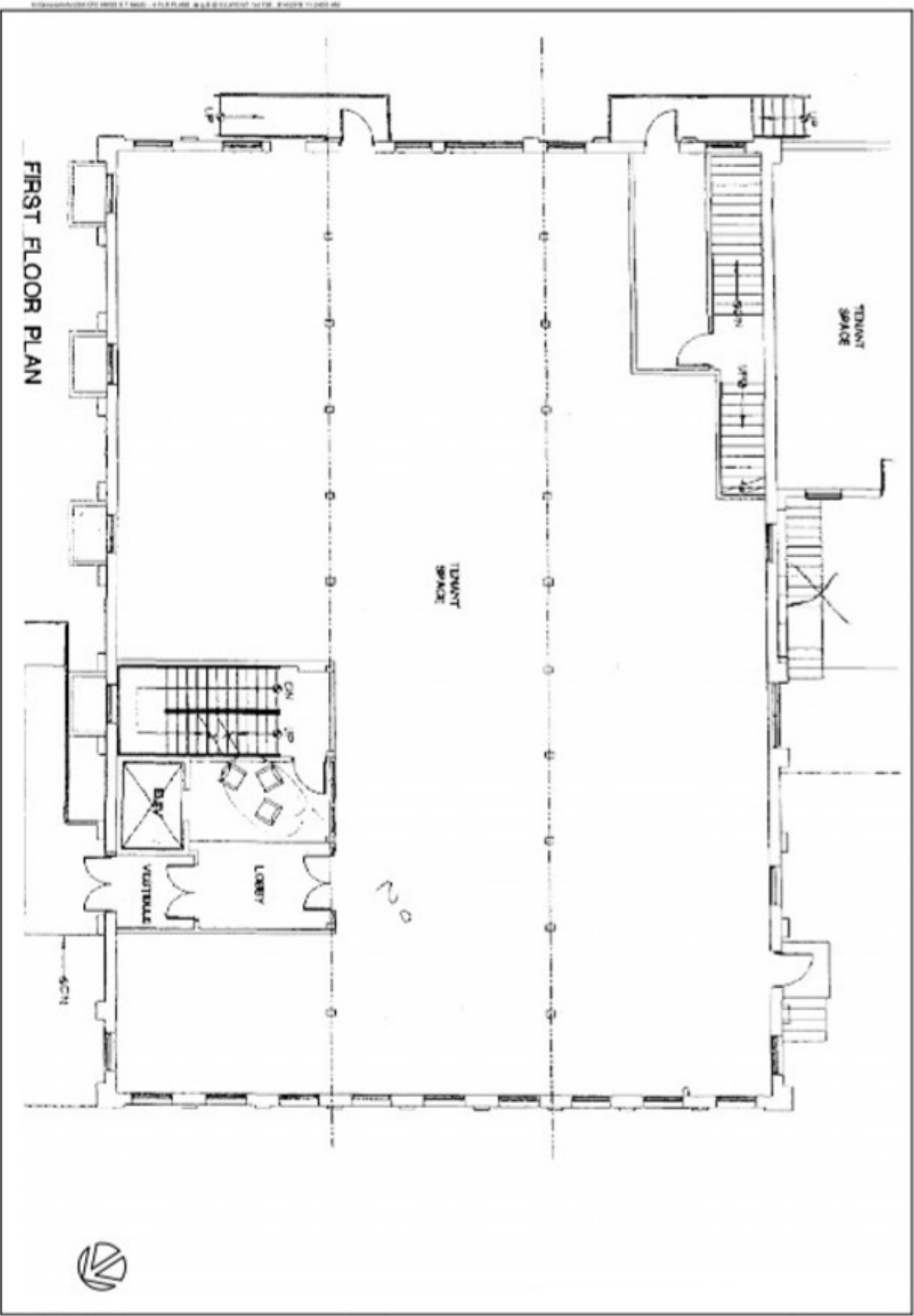
NO.	DESCRIPTION	DATE
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2		
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AERIAL OFFICES  
26 HOTCHKISS STREET  
NAUGATUCK, CT. 06770

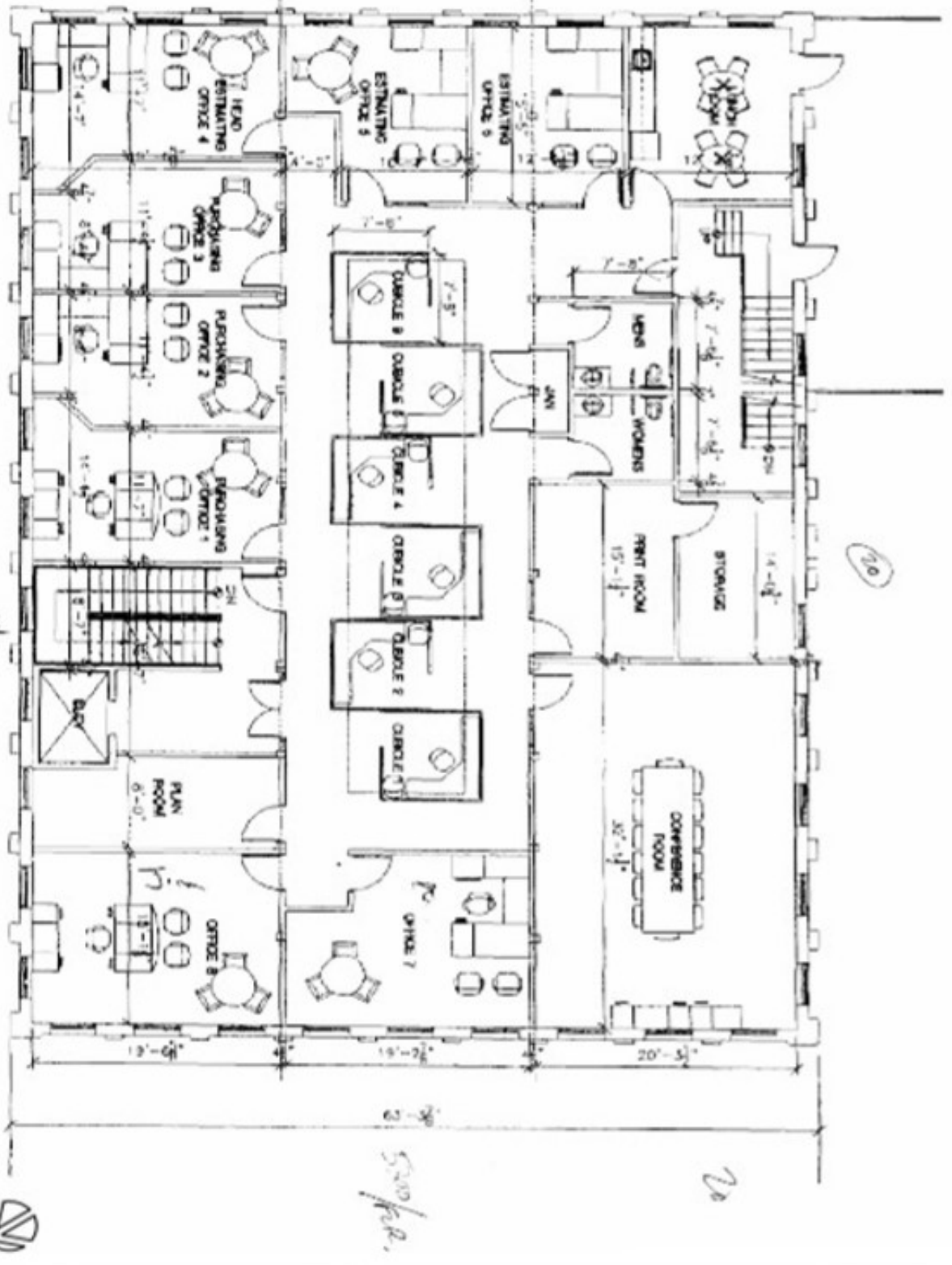


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OR BY ANY MEANS  
WITHOUT THE WRITTEN  
CONSENT OF AERIAL OFFICES

FIRST FLOOR PLAN

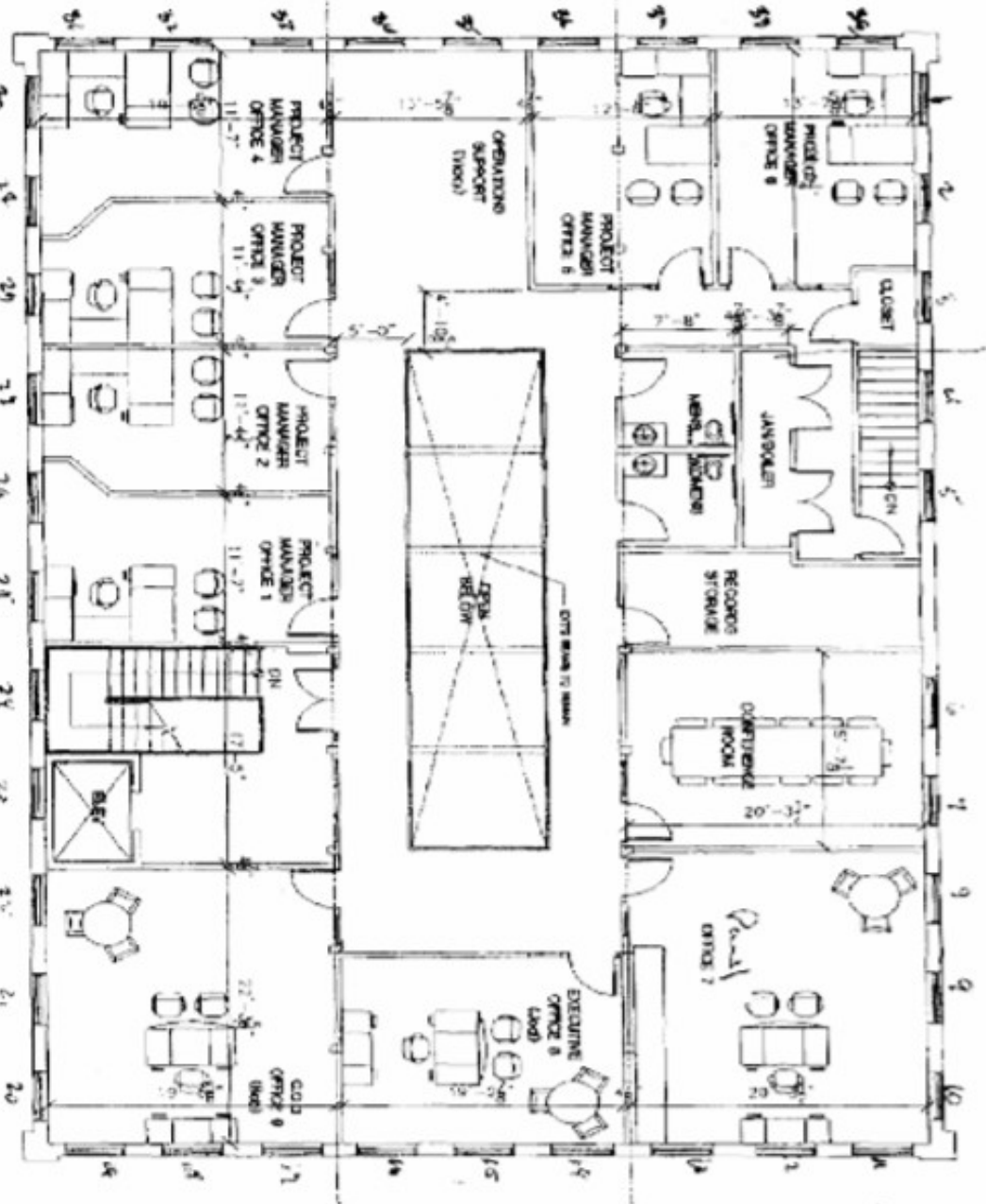


SECOND FLOOR PLAN



<p>A-2</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<p><b>AERIAL OFFICES</b>          26 HOTCHKISS STREET          NAUGATUCK, CT. 06770</p>	<p><b>AERIAL</b>          ARCHITECTURE          26 HOTCHKISS STREET          NAUGATUCK, CT. 06770          TEL: 860-789-1111          FAX: 860-789-1112</p>
NO.	DATE	DESCRIPTION													

THIRD FLOOR PLAN



21



A-3

BUILDING  
LAYOUT

AERIAL OFFICES  
26 HOTCHKISS STREET  
NAUGATUCK, CT. 06770



2000 AERIAL  
2000 AERIAL  
2000 AERIAL



