

***FOR SALE***

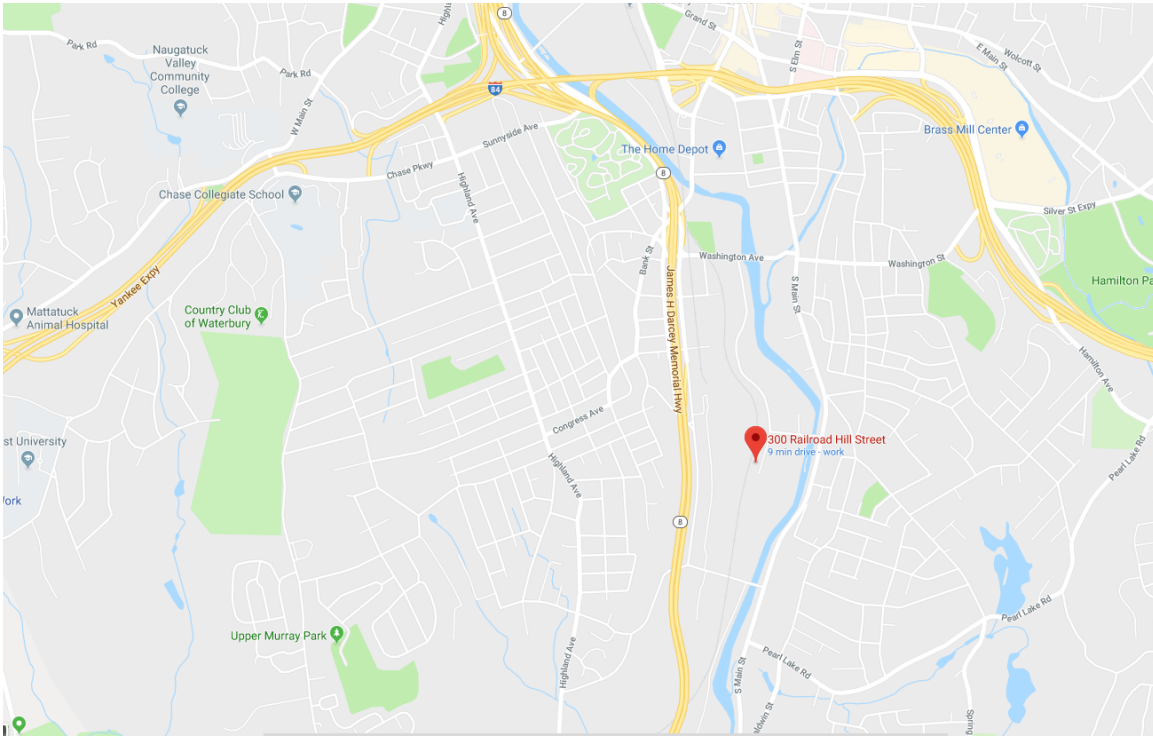


***300 Railroad Hill Street  
Waterbury, CT***

**90,000 +/- S/F Manufacturing or Warehouse Facility  
2.2 +/- Acres of IG Zoned Land on Rail Line  
Heavy Power - All Utilities  
Excellent Highway Access  
Sale Price: \$895,000.00**



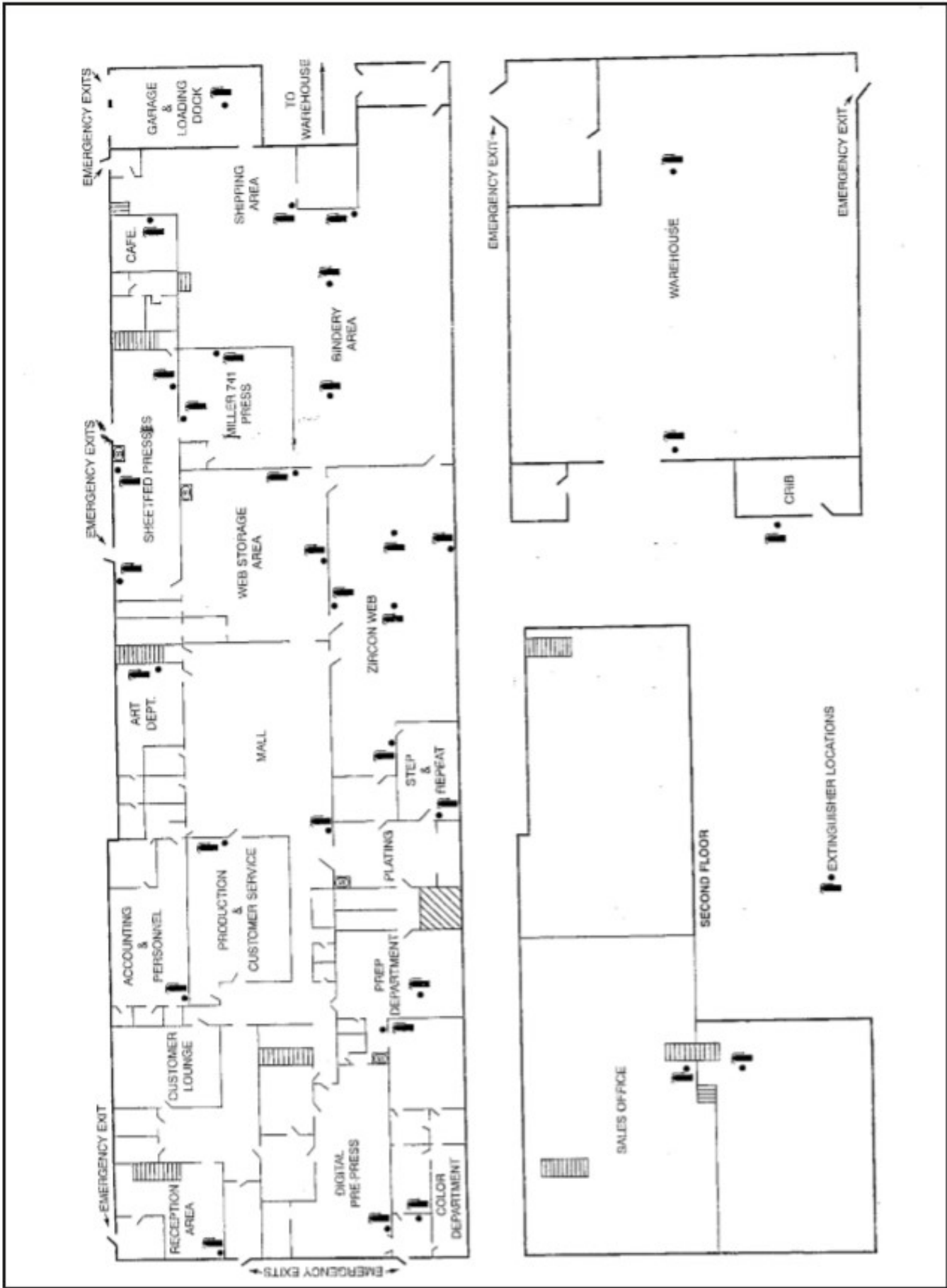




**Building is Mostly Air Conditioned**  
**14' to 24' Ceilings**  
**4 Docks / 1 Overhead Door**  
**Located in Enterprise Zone**



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2.2 ACRES

HILL STREET

RAILROAD

RAILROAD

10986'

NEP Oil Corp  
1-28-2022

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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		300 Railroad Hill Street	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	90,000	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	90,000	Type of Heat	Gas
Ext. Construction	Brick	<b>OTHER</b>	
Ceiling Height	12' -- 24'	Acres	2.2
Roof		Zoning	IG
Date Built	1950	Parking	Ample
		State Route / Distance To...	
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$274,530.00
Water	City	Appraisal	\$391,192.00
Gas	Yankee Gas	Mill Rate	60.21
Electrical	3,000 Amps / 480 V	Taxes	\$18,182.00
		<b>TERMS</b>	
		Sale	\$895,000.00



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