

FOR LEASE



**432 Rubber Ave
Naugatuck, CT 0670**

**1,000 S/F Retail Space
Affordable Plaza
on busy Rubber Ave in Naugatuck
New Owner with Many Upgrades
CT DOT 15,000 Cars Daily
Lease Rate: \$1,350.00 Modified Gross
+ Utilities**





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PROPERTY DATA FORM

PROPERTY ADDRESS 432 Rubber Ave

CITY, STATE Naugatuck, CT 06770

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	5,562	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,000	Type of Heat	Gas
Ext. Construction	Brick	OTHER	
Ceiling Height	9'	Acres	.5
Roof	Gable	Zoning	Comm./ Ind.
Date Built	1970	Parking	Ample
		State Route / Distance To...	Route 8/ 1 mile

TAXES

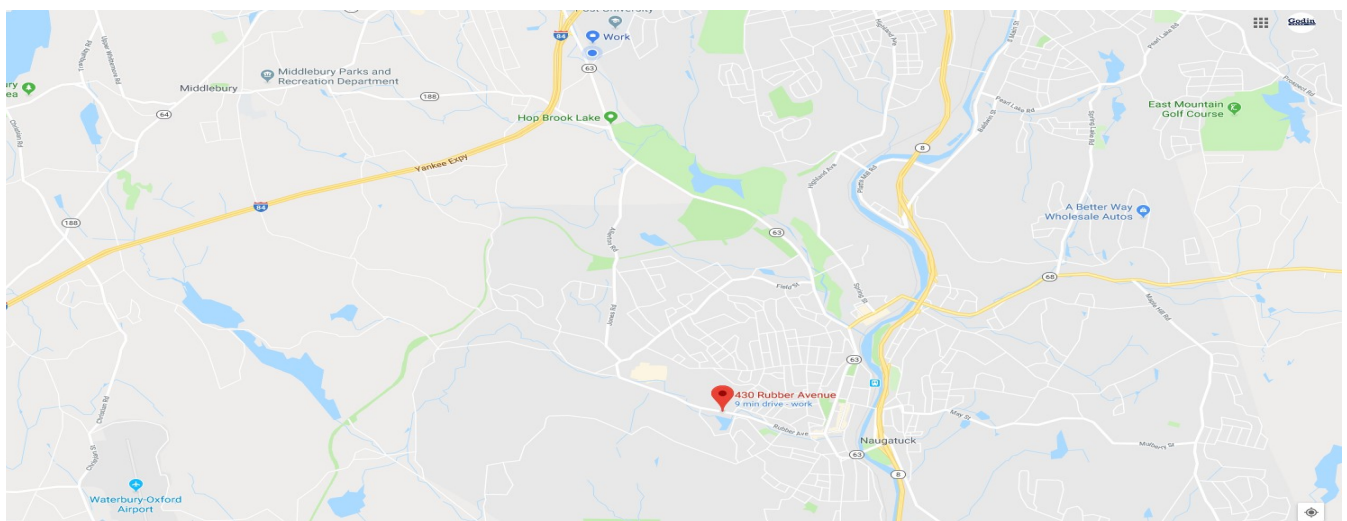
Assessment
 Appraisal
 Mill Rate
 Taxes

UTILITIES

Sewer City
 Water City
 Gas EverSource
 Electrical 200 Amp

TERMS

Lease \$1,350 Modified Gross
 + utilities
 (Trash, Water/ Snow Plow)



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