

FOR SALE

**26 Hotchkiss Street
Naugatuck, CT**

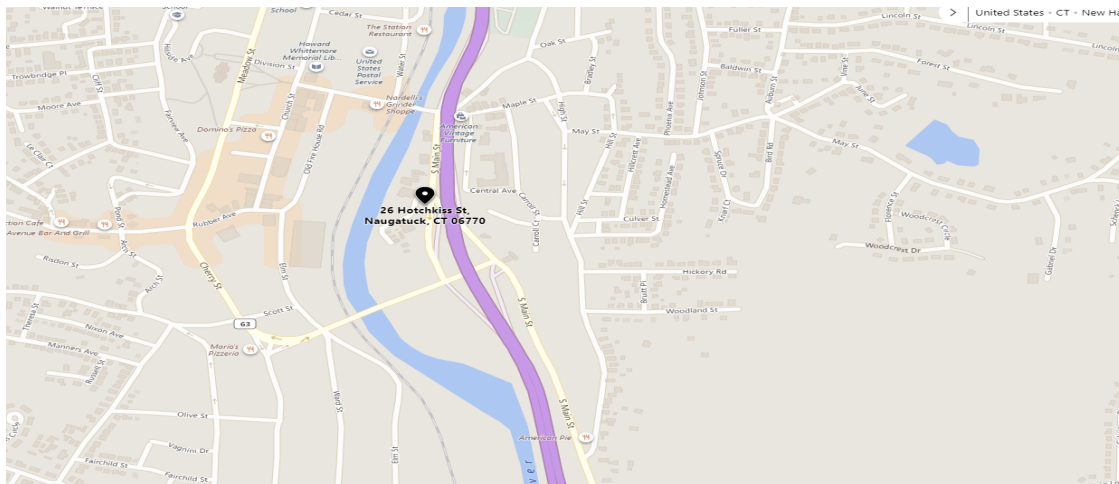


- **Fabulously restored mill building with immediate Route 8 access**
- **Full renovation 2009 with nicely finished offices on the second and third floors**
- **First floor currently used for storage, plus full dry basement, all with elevator service**
- **All utilities and on site parking**
- **Possible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

Offered at : \$898,000.00

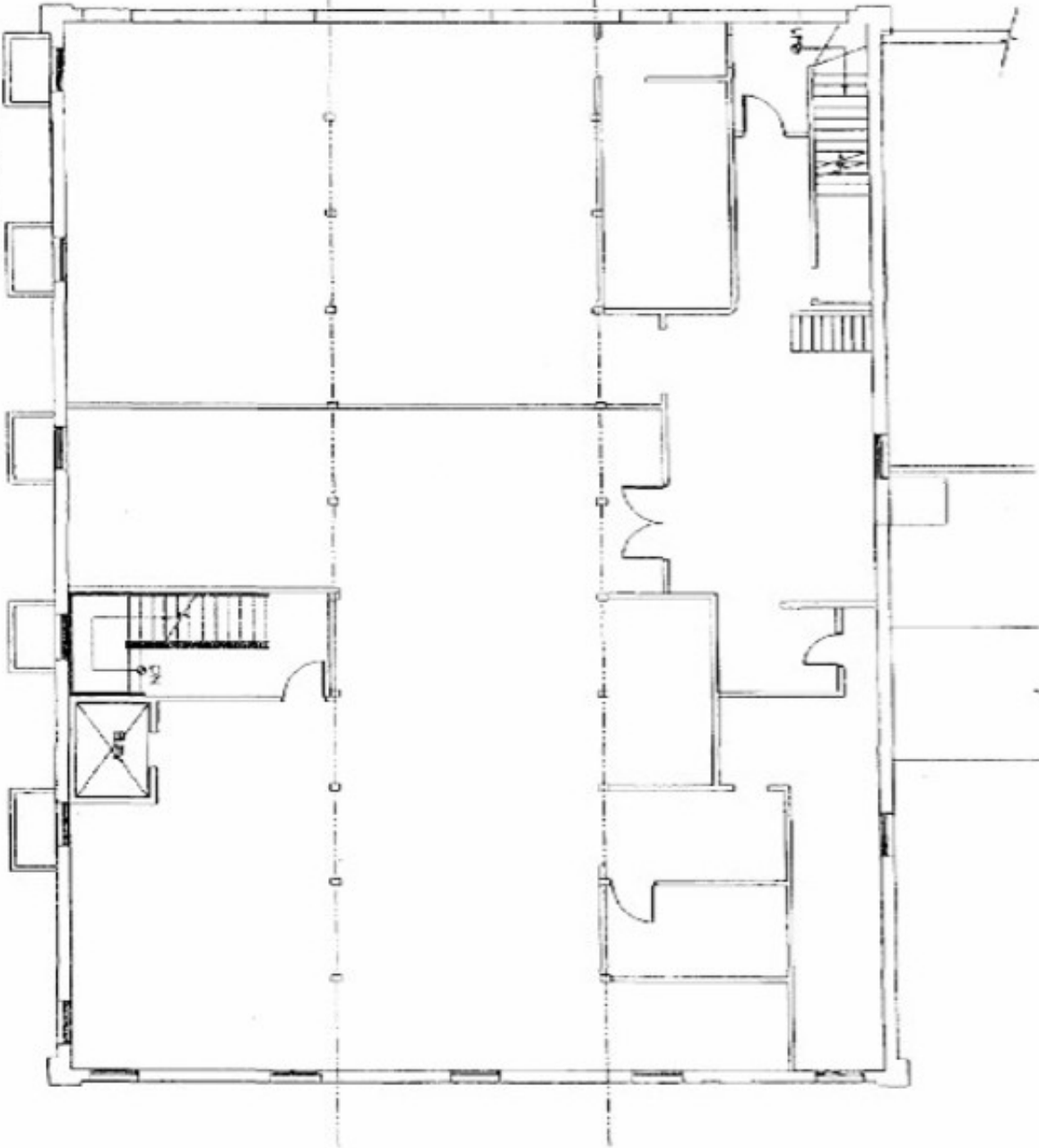
PROPERTY DATA FORM

PROPERTY ADDRESS		26 Hotchkiss Street	
CITY, STATE		Naugatuck. CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
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	OTHER	
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	TAXES	
UTILITIES		Assessment	\$398,420
Sewer	Yes	Mill Rate	48.35
Water	Yes	Taxes	\$19,263
Gas	Yes	TERMS	
Electrical	800 Amp 120/208 V 3 Phase	Lease Rate	\$7.00 NNN
		Sale Price	\$898,000.00



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BASEMENT PLAN



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BUILDING LAYOUT

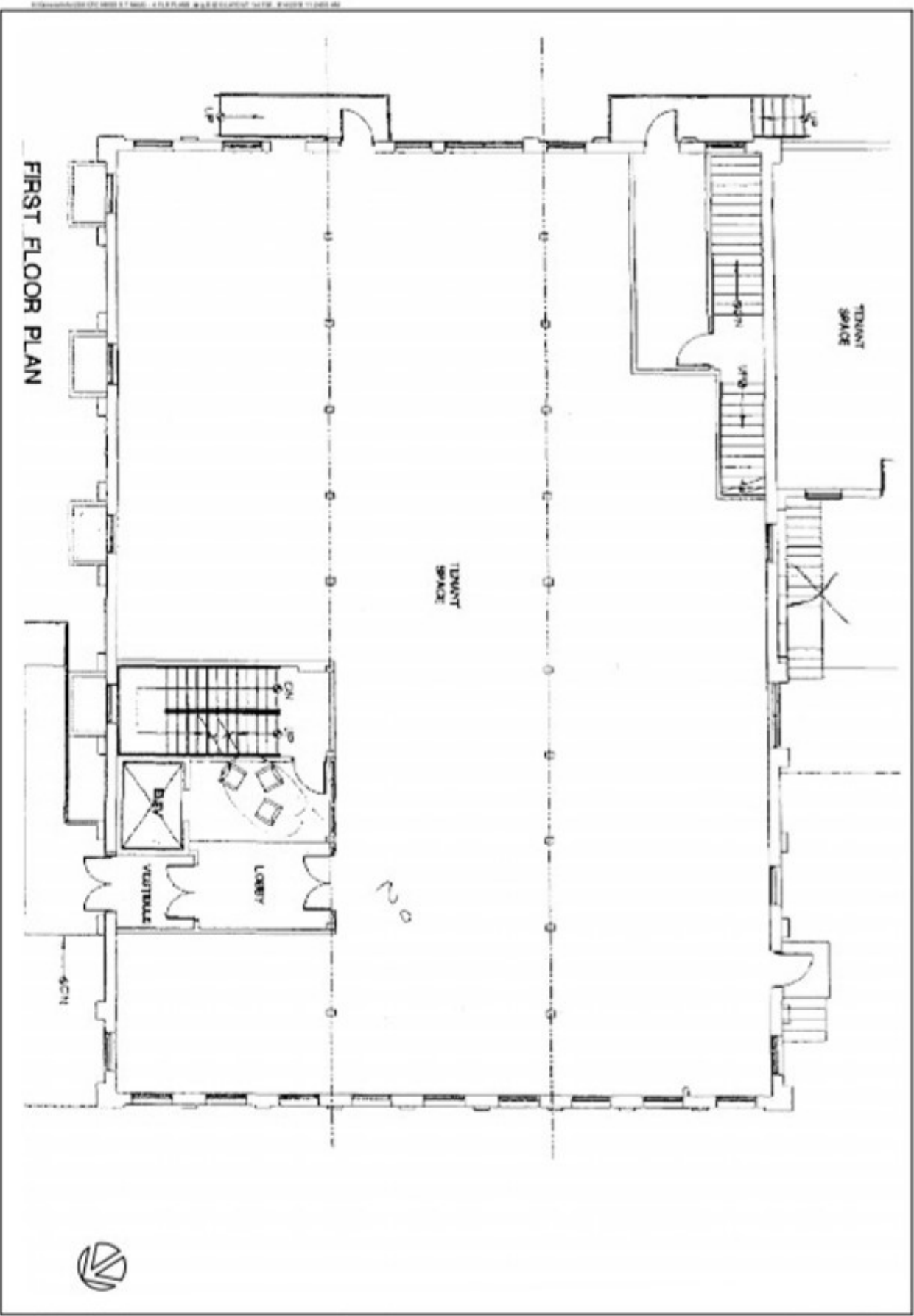
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/12/08
2	ISSUED FOR CONSTRUCTION	08/12/08
3	ISSUED FOR OCCUPANCY	08/12/08
4	ISSUED FOR RECORDS	08/12/08

AERIAL OFFICES
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770

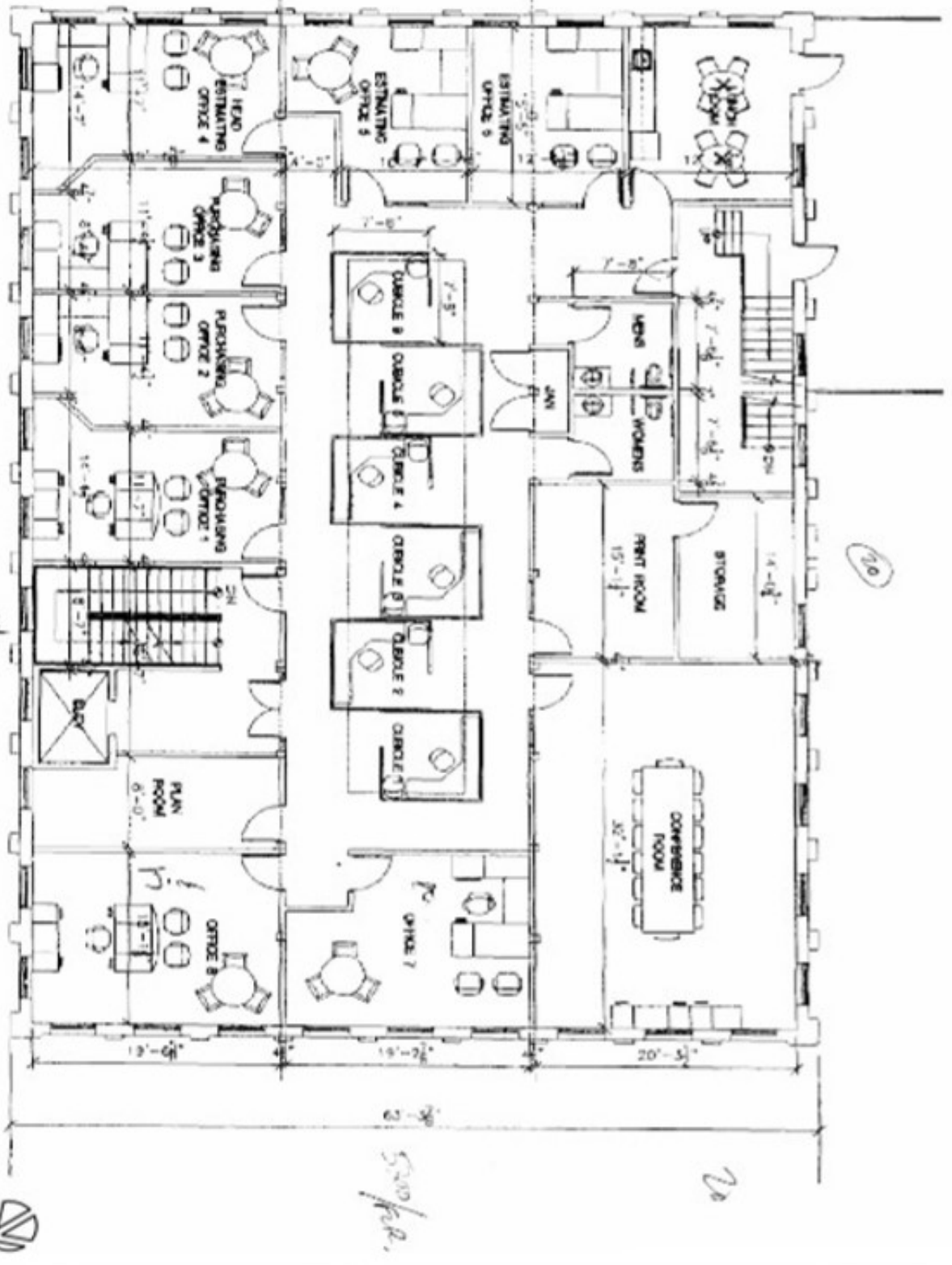


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FIRST FLOOR PLAN



SECOND FLOOR PLAN



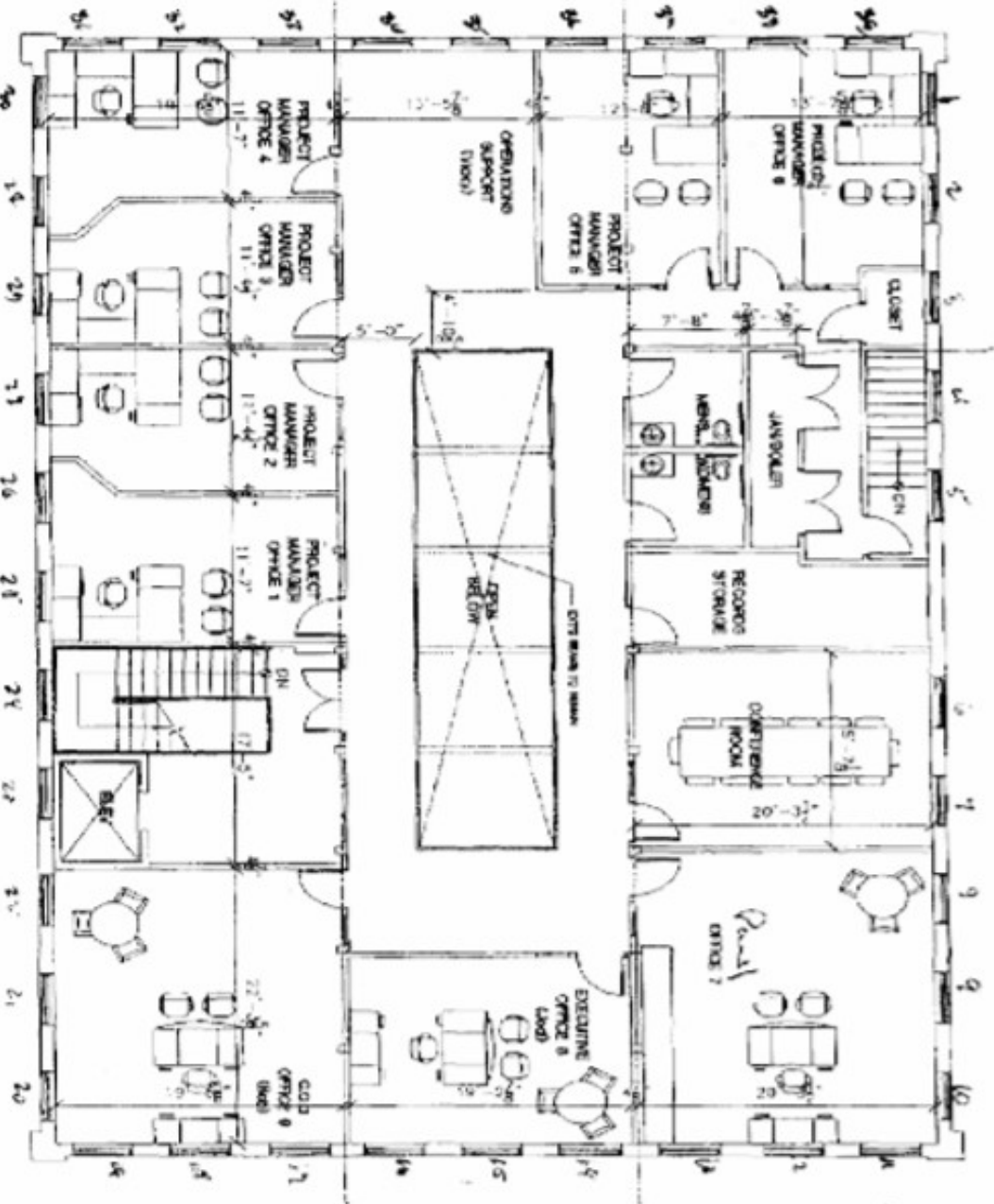
A-2

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

AERIAL
 ARCHITECTURE
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770
 TEL: 860.439.1111
 FAX: 860.439.1112
 WWW.AERIALOFFICES.COM

THIRD FLOOR PLAN



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A-3	<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> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p>AERIAL OFFICES 26 HOTCHKISS STREET NAUGATUCK, CT. 06770</p>	<p>AERIAL ARCHITECTURE 200 MAIN STREET NAUGATUCK, CT. 06770 TEL: 860.789.1234 FAX: 860.789.5678 WWW.AERIALARCHITECTURE.COM</p>
NO.	DATE	DESCRIPTION																

