

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: \$675,000.00**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

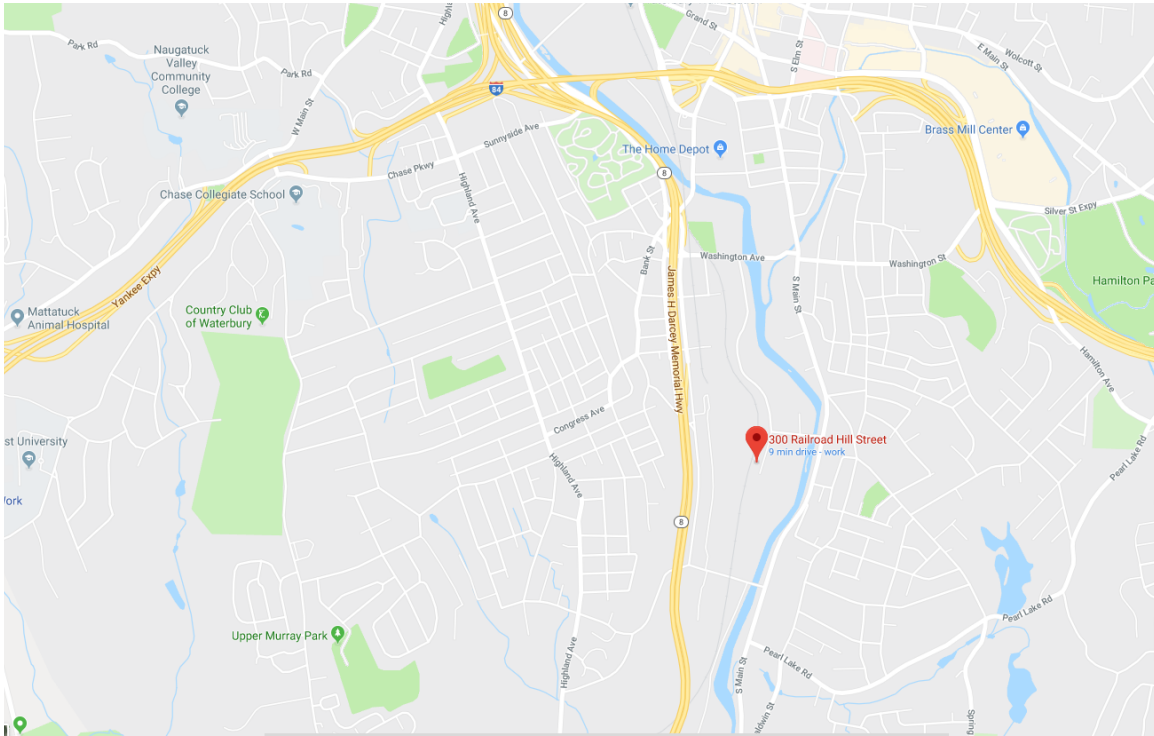


CONTACT: ED GODIN, SIOR

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www.GodinPropertyBrokers.com

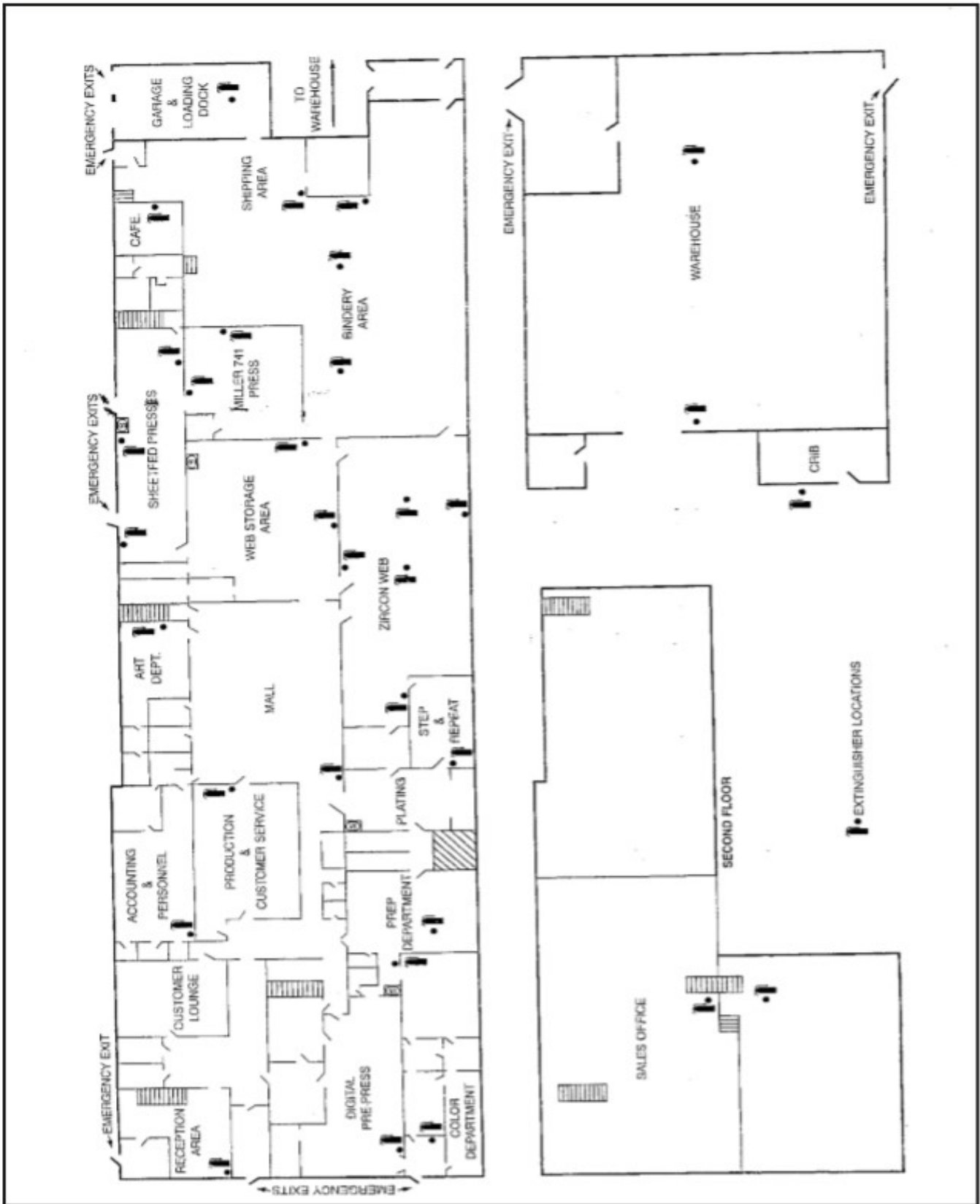
Phone: 203-577-2277 Fax: 203-577-2100



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

NEP OIL CORP
1-28-1952
17

HILL STREET

RAILROAD

RAILROAD

PROPERTY DATA FORM

PROPERTY ADDRESS		300 Railroad Hill Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	90,000	Air Conditioning	
Number of floors	1	Sprinkler / Type	Previously Dry System
Avail S/F	90,000	Type of Heat	Gas
Ext. Construction	Brick	OTHER	
Ceiling Height	12'-24'	Acres	2.2
Roof	Rubber/ Asphalt	Zoning	IG
Date Built	1950	Parking	Ample
		State Route / Distance To...	RTE 8 / .5 miles I-84/ 1 mile
UTILITIES		TAXES	
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
		TERMS	
		Sale	\$675,000.00



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