

FOR LEASE



**240 East Aurora Street
Waterbury, CT 06708**

**34,000 S/F Clear Span Warehouse or
Manufacturing Space
37' Ceilings and Three 15 Ton Cranes
Immediate Highway Access
Lease Rate: \$5.95 NNN**



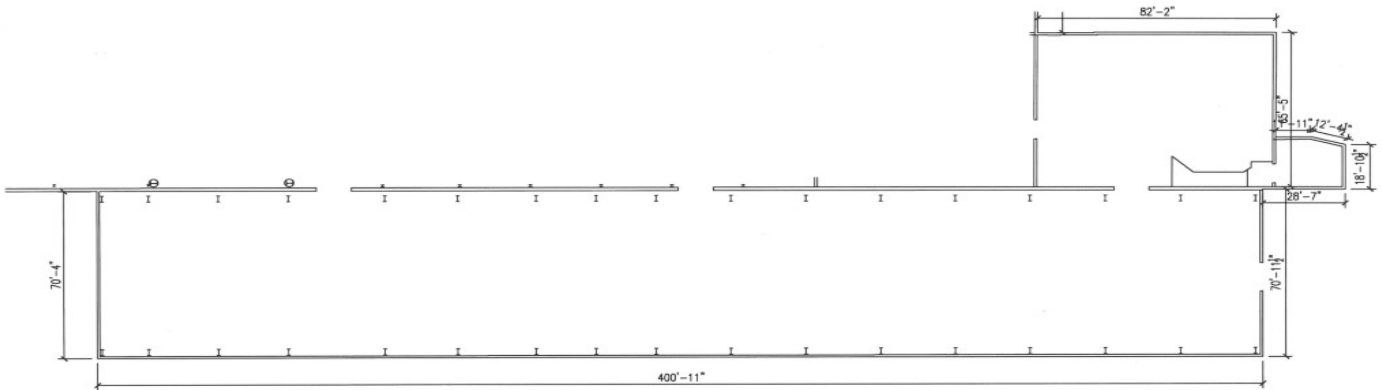


Enterprise Zone may allow for Tax Abatements
IG Heavy Industrial Zoning
Large over Head Drive in Door and Loading Dock Access
Heavy Power

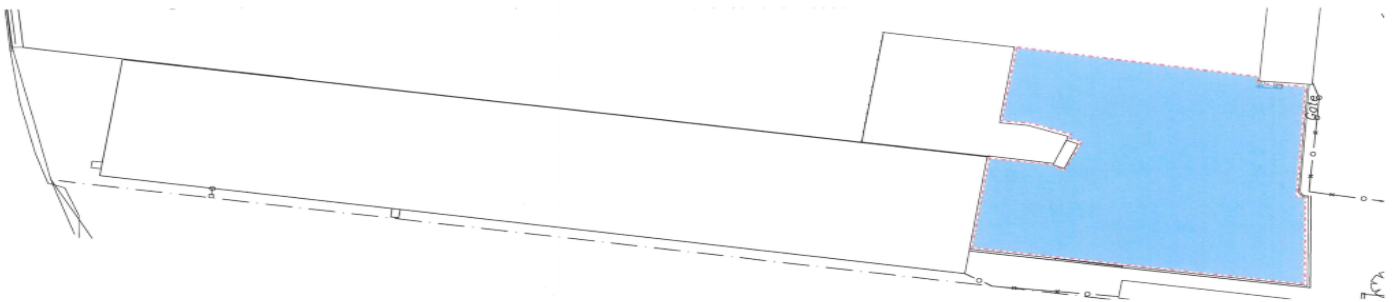


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Floor Plan

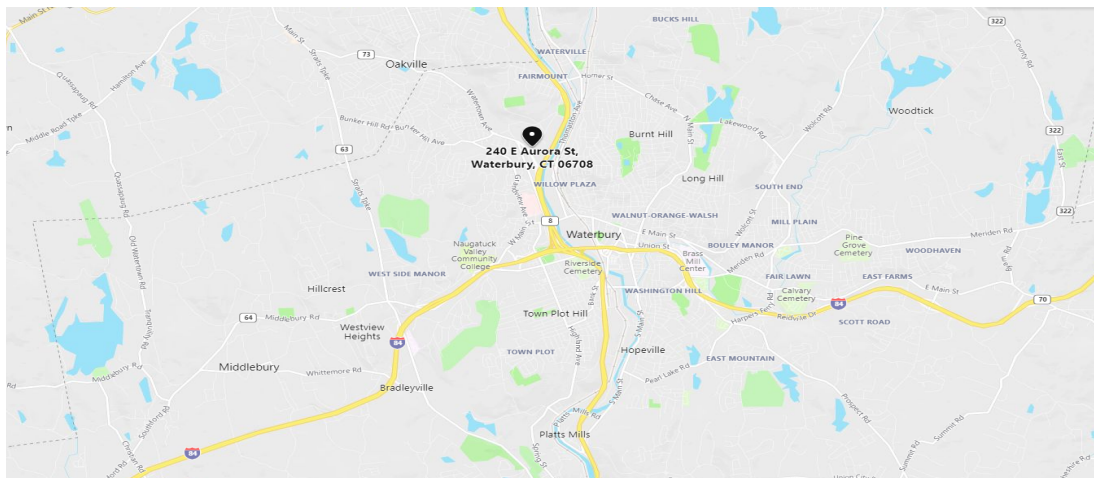


Parking Area



PROPERTY DATA FORM

PROPERTY ADDRESS		240 East Aurora Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	140,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes/ Dry
Avail S/F	34,000 +/-	Type of Heat	Gas
Office space	300	OTHER	
Column space	Clear span	Acres	10
Ext. Construction	Steel	Zoning	IG Industrial
Avail overhead doors	1	Parking	+/- 20
Ceiling Height	37' clear (30,000 S/F)	Rail access	Possible
	16' clear (4,000 S/F)	State Route / Distance To...	2- 184 / .1 RTE 8
Roof	Metal	Low operating expenses	
Date Built	+/- 1980		
UTILITIES		TERMS	
Sewer	City	Lease rate	\$5.95 NNN
Water	City		
Gas	EverSource		
Electrical	1200 Amps/480v/ 3ph		
	Tenant to verify		



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