

FOR LEASE



237 East Aurora Street Waterbury, CT

**Unit 1B - 4,800 S/F Warehouse
with
1 Loading Dock
300 S/F Office
Outside storage
possible
200 Amps, 480 V
11' Ceilings**

Lease: \$4.95 PSF NNN

**Unit 5B - 5,338 S/F Warehouse
with
3 Loading Docks
Outside storage
possible
12' Ceilings
200 Amps, 480 V**

Lease: \$4.95 PSF NNN

**Enterprise zone benefits
Prime location at the crossroads of I-84 and Route 8
Good Power - Wet sprinkler system - Gas fire hanging unit**

PROPERTY DATA FORM

PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Avail S/F Unit 1B	4,800 S/F Warehouse with 1 Loading Dock	Type	Wet
Avail S/F Unit 5B	5,338 s/f warehouse space ,338 s/f warehouse space	Type of heat	Gas
Exterior construction	Block	Total acres	10.8
Interior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
		State Route	Route 8
UTILITIES		Distance to	Less than ½ mile
Sewer	City		
Water	City	TERMS	
Gas	Yes	Lease rate	\$4.95 PSF NNN
Electric	200 amps		

ENTERPRISE ZONE BENEFITS

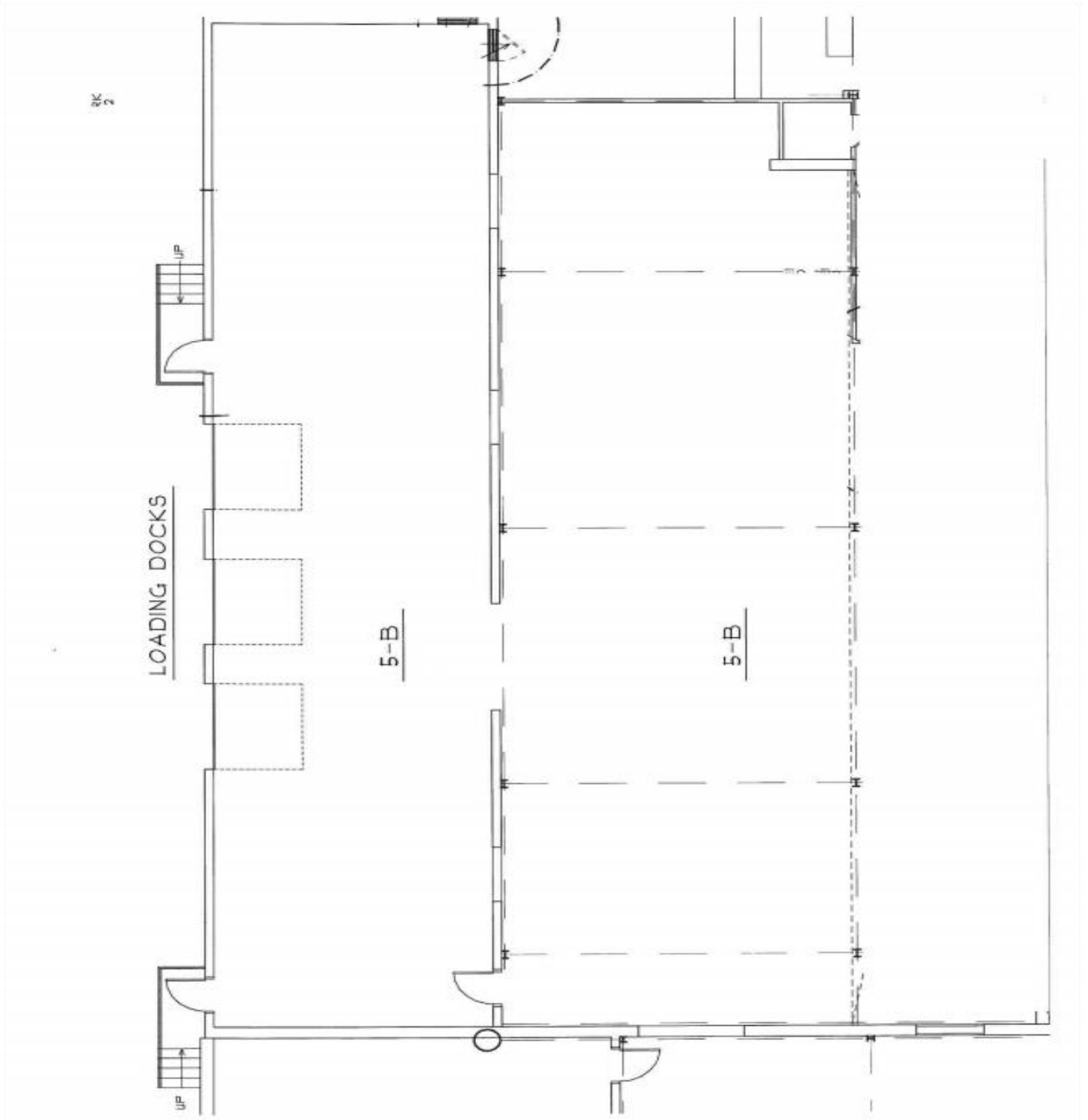
80% tax abatements on real estate taxes and personal property taxes for 5 years

50% reduction on state corporate tax for 10 years

Job grants available based on business SIC code



Unit 5 - B

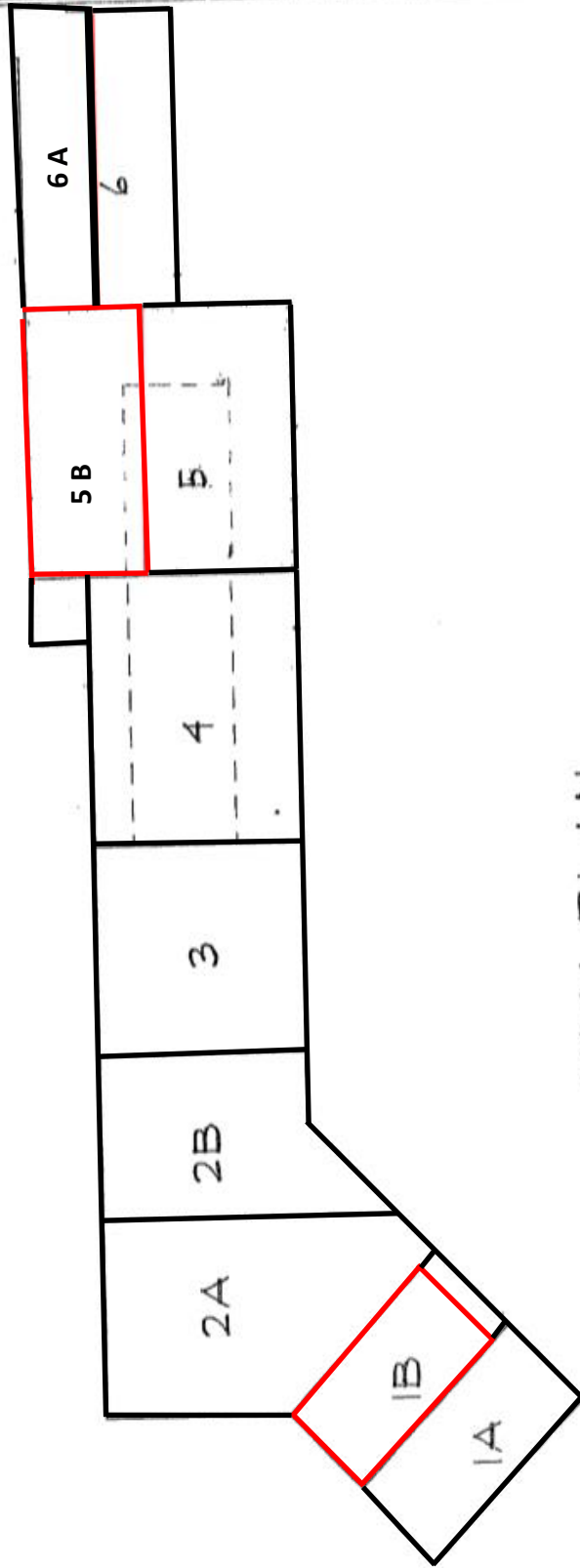


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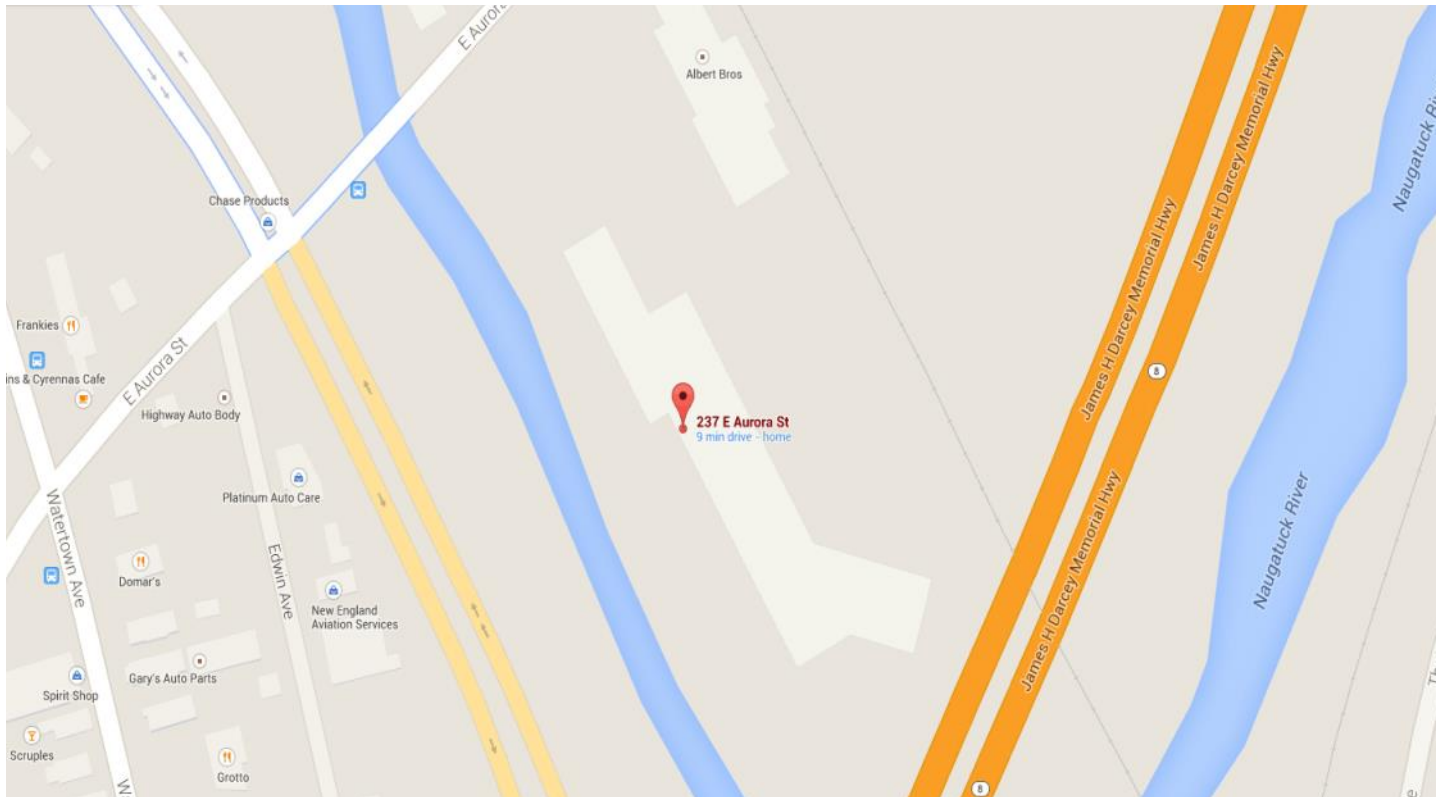
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KEY PLAN

N.T.S.



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