

FOR LEASE

CONTACT: ED GODIN, SIOR

E-mail: Egodinpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100





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

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PROPERTY ADDRESS	237 East Aurora Street Waterbury, CT		
CITY, STATE BUILDING INFO			
	waterbury, cr	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	Туре	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
UTILITIES		State Route	Route 8
Sewer	City	Distance to	Less than ½ mile
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

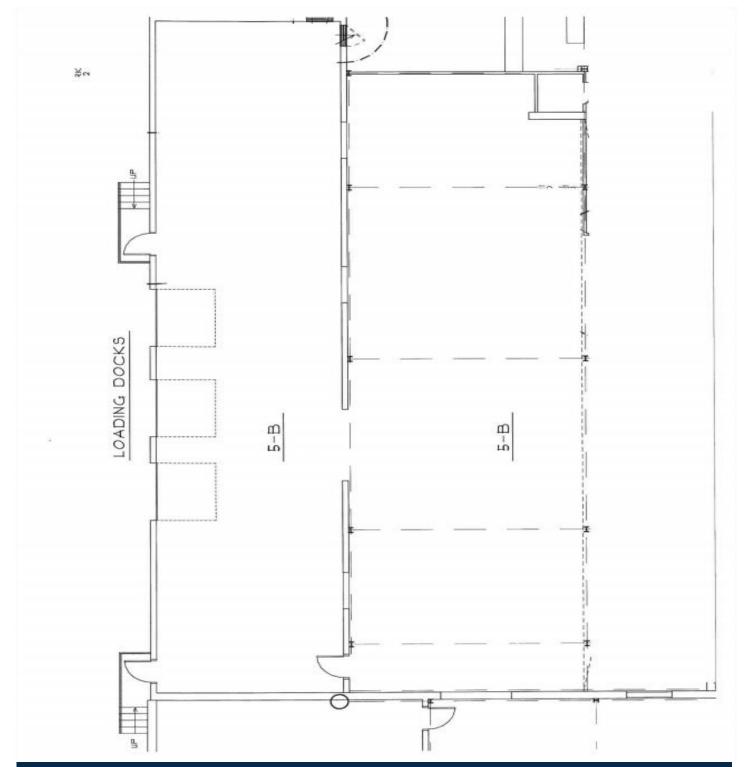
Job grants available based on business SIC code





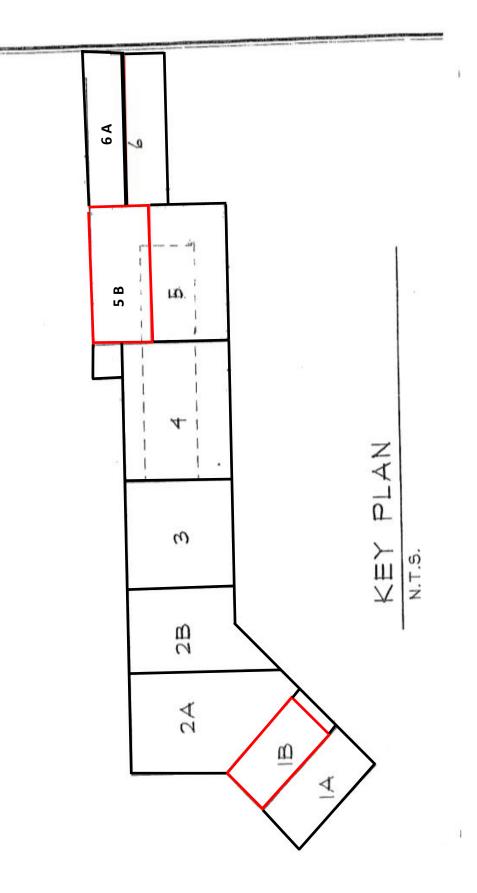


Unit 5 - B



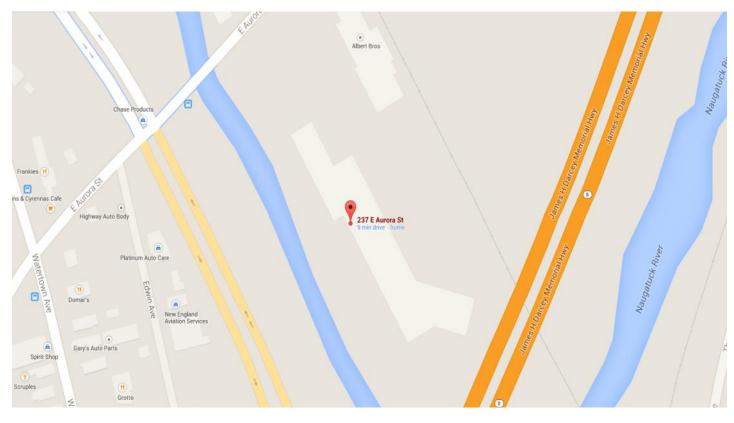
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