

**CONTACT: ED GODIN, SIOR**

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

850 Straits Turnpike, Suite 204  
Middlebury, CT 06762



*500 Captain Neville Drive  
Waterbury, CT 06705*

**35,000 S/F Available**

Ideal flex space suitable for a wide variety of uses including:  
manufacturing, warehouse or possible  
wholesale/retail operations

**Offered at : \$4.95 NNN**





**Great location fronting I-84 at Exit 25A 4-way interchange**

**5 Drive-in doors and 2 docks**

**4,500 S/F finished office**

**Directly across from newly developed Car Max**

**Heavy power and new natural gas fire heating system**

**Professional local ownership and management with numerous neighboring properties**



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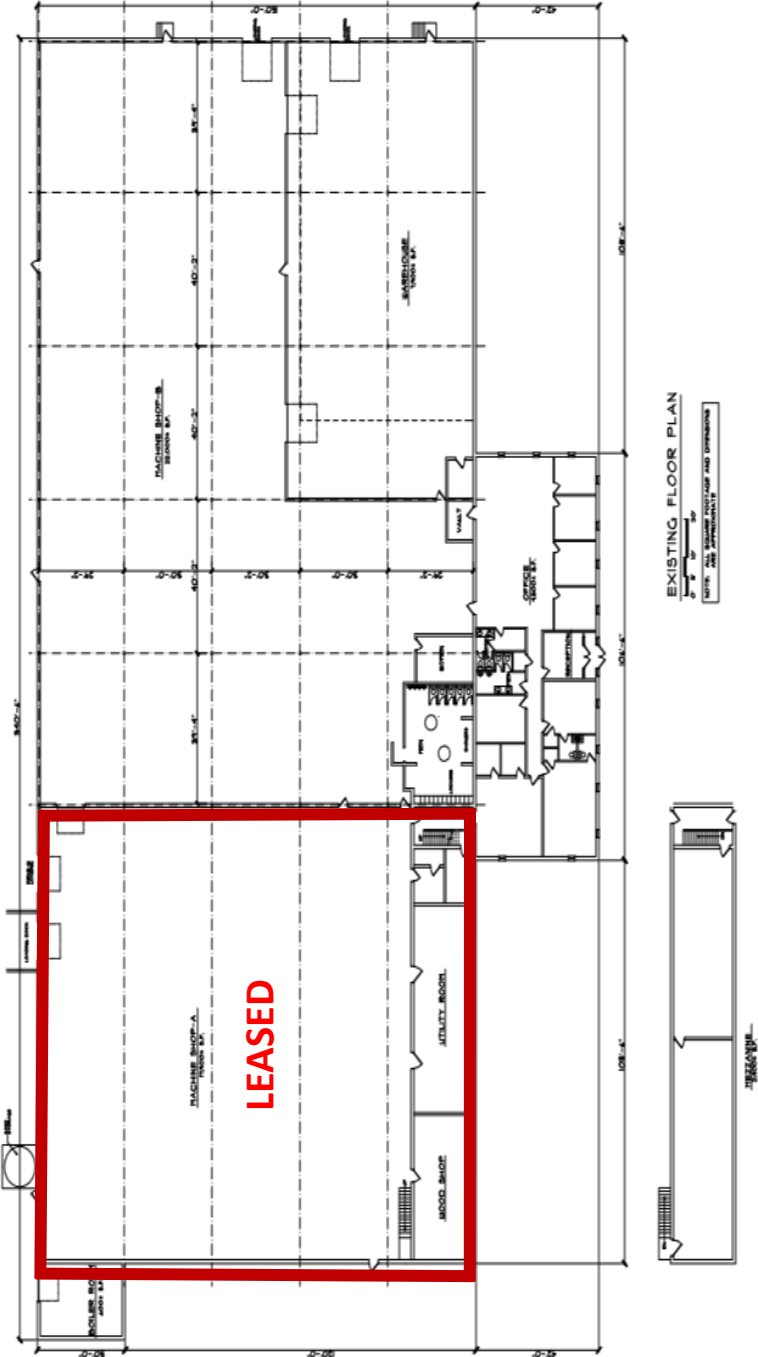
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# Existing Floor Plan

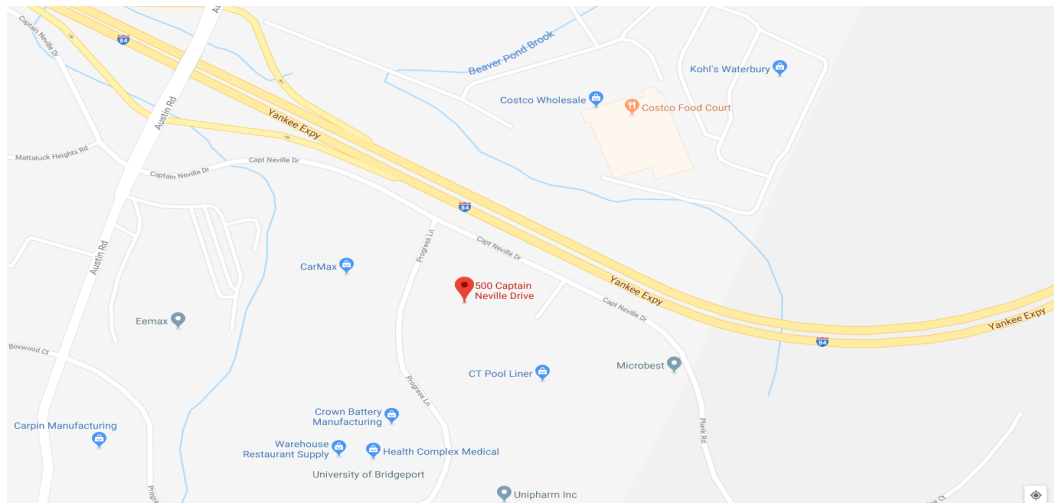


500 Captain Neville Drive  
Waterbury, CT 06705

# PROPERTY DATA FORM

PROPERTY ADDRESS	500 Captain Neville Drive
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	57,000 S/F	Air Conditioning	Office Areas
Number of floors	1	Sprinkler / Type	Yes/Wet
Avail S/F	35,000 S/F	Type of Heat	Gas
Office Space	4,500 S/F	<b>OTHER</b>	
		Acres	8.73
Column Space	30 x 40	Rail Spur	No
Available Docks	2	Zoning	IP- Industrial Park
Avail. overhead doors	5	Parking	100 +/-
Ext. Construction	Masonry	Interstate Distance	.25 / I-84
Ceiling Height	14' - 15'	State Route Distance	5 miles / Route 8
Roof	Rubber membrane		
Date Built	1974	<b>TAXES</b>	
		Assessment	1,280,160.00
		Mill Rate	60.21
		Taxes	\$77,078.00
		<b>TERMS</b>	
		Lease Rate	\$4.95 NNN
<b>UTILITIES</b>			
Sewer	Yes		
Water	Yes		
Gas	Yes		
Electrical	600 Amps /480 Volts/3 Phase		



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