

CONTACT: ED GODIN, SIOR

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850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

FOR LEASE



**97 Sharon Road
Waterbury, CT 06705**

14,040 S/F Freestanding Industrial Building
Ideal for Manufacturing, Assembly or Warehousing
Good Location Minutes to I-84 and Route 8 Highways
2,000 S/F Office Area with New Gas Fired HVAC System
New Gas Heaters in Production Area

Lease Rate: \$4.95 NNN





**2 Available Docks 1 with Load Leveler
Also 1 UPS Height Dock**

**Renovations Underway will Include Office Area, Restrooms, Office
Roof, Masonry Repairs, Exterior Lighting and
Exterior Shop Windows Replaced**



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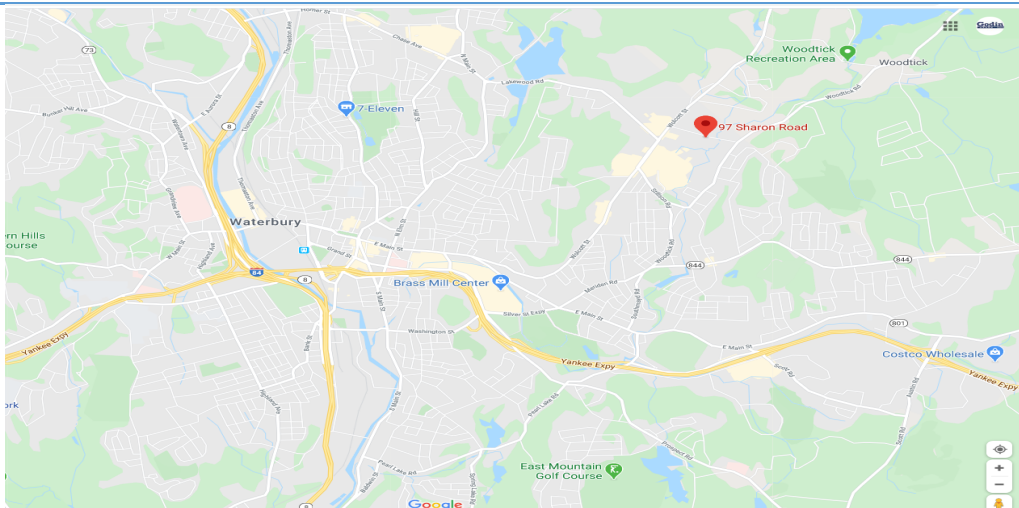
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PROPERTY DATA FORM

PROPERTY ADDRESS		97 Sharon Road	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,040	Air Conditioning	Offices
Number of floors	1	Sprinkler / Type	Wet
Avail S/F	14,040	Type of Heat	Gas/ Hot Air
Office space	+/- 2,000	OTHER	
Ceiling Height	12'	Acres	.93
Avail docks	1 / 1 more possible	Zoning	Industrial
Avail overhead doors	2 UPS high	Parking	Ample
Roof	Asphalt & PVC	State Route / Distance To...	I-84 / 3 miles RT 8 / 3 miles
Ext. Construction	Masonry	TAXES	
Date Built	1965	Assessment	\$350,860.00
UTILITIES		Appraisal	\$501,228.00
Tenant/Buyer to Verify		Mill Rate	60.21
Sewer	Yes	Taxes	\$21,000.00
Water	Yes	TERMS	
Gas	EverSource	Lease	4.95 NNN
Electrical	400 Amps 240v / 3ph		



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