

FOR LEASE



**211 Schraffts Drive
Waterbury, CT
06705**

**Affordable Professional 1,600 S/F Office Space
Conveniently Located Just off I-84 in Waterbury
Join Several other Professional Groups in this
Small Well Kept Office Park
Lease: \$13.500 Gross + Utilities**

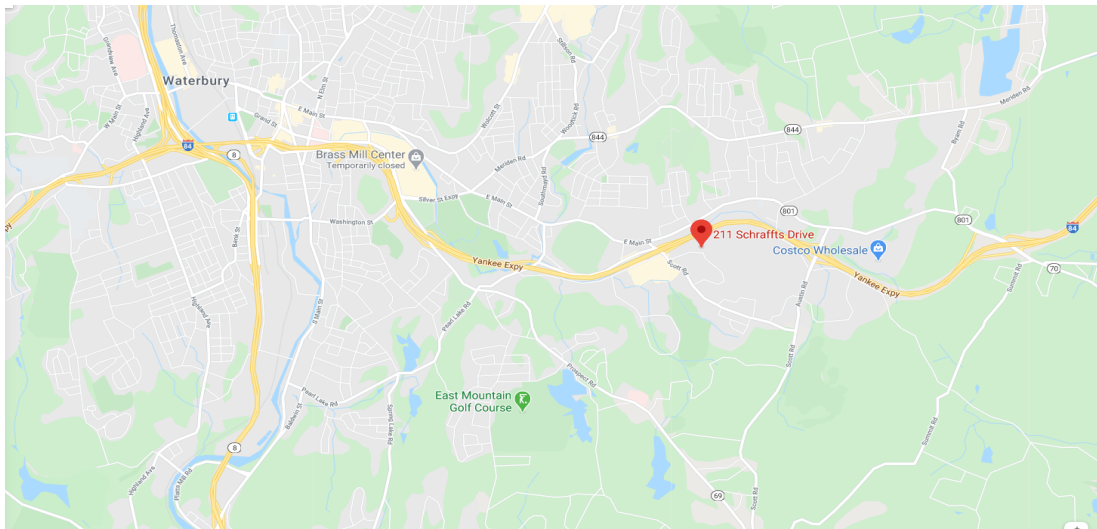


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PROPERTY DATA FORM

PROPERTY ADDRESS		211 Schraffts Drive	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,600	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,600	Type of Heat	Forced Hot Air
Office Space		OTHER	
Drive in Doors		Acres	
Ext. Construction	Wood siding	Zoning	CA
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	2/10- I84
Date Built	1973	TAXES	
UTILITIES		Assessment	
Tenant/Buyer to Verify		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease	\$1,350.00 Gross + utilities



CONTACT: MICHAEL GRIEDER
 E-mail: mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
 Phone: 203-577-2277 Fax: 203-577-2100

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