

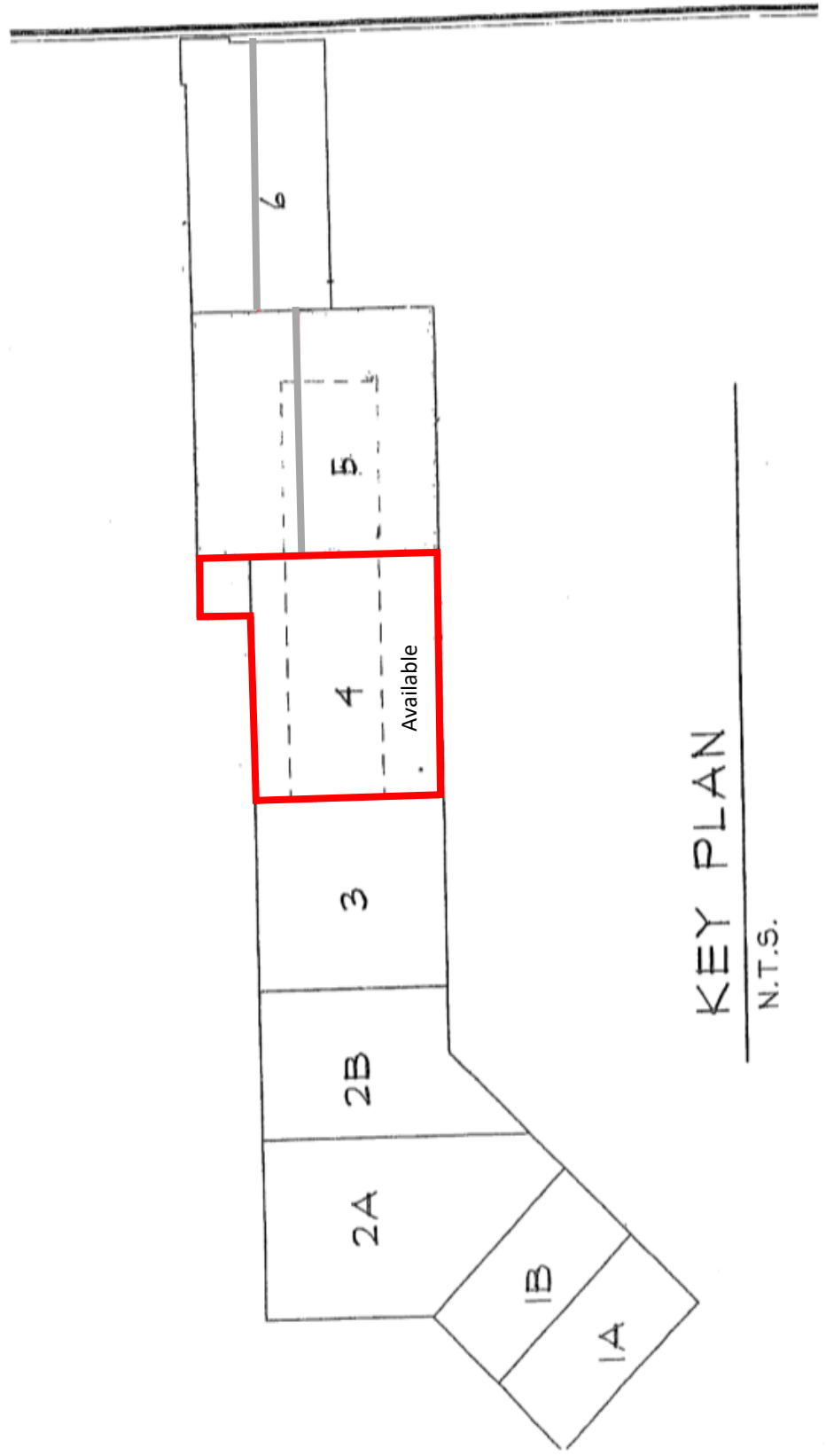
## FOR LEASE



**237 East Aurora Street  
Unit 4  
Waterbury, CT 06708**

**12,000 S/F Warehouse Space  
Located in Premier Location  
2 Full-Size Loading Docks  
1 Smaller Loading Dock  
Mezzanine office space  
Potential to add 1 Drive-in Door  
24' Clear Ceiling Heights  
Lease Rate: \$5.25 PSF NNN**





KEY PLAN

N.T.S.



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		237 East Aurora Street	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	79,500	Air Conditioning	Possible
Number of floors	1	Sprinkler / Type	Yes/ wet
Avail S/F	12,000	Type of Heat	Gas
Office Space		<b>OTHER</b>	
Loading docks	3	Acres	10.8
Ext. Construction	Block	Zoning	IG
Ceiling Height	24	Parking	Ample
Roof		State Route / Distance To...	Route 8/ .1 mile
Date Built		<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical	200 Amps	Lease rate	\$5.25 PSF NNN

## 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



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