



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

FOR LEASE



**237 East Aurora Street
 Waterbury, CT**

Unit 1A- 4,700 S/F
 Warehouse with
 1 Loading Dock
 Outside storage
 possible
 200 Amps, 480 V
 11' Ceilings
 Can be combined with
 1B for 9,500 S/F total
 Lease: \$4.95 PSF NNN

Unit 1B - 4,800 S/F
 Warehouse with
 1 Loading Dock
 300 S/F Office
 Outside storage
 possible
 200 Amps, 480 V
 11' Ceilings
 Can be combined with
 1A for 9,500 S/F total
 Lease: \$4.95 PSF NNN

Unit 5B - 5,338 S/F
 Warehouse with
 3 Loading Docks
 Outside storage
 possible
 200 Amps, 480 V
 12' Ceilings
 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

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

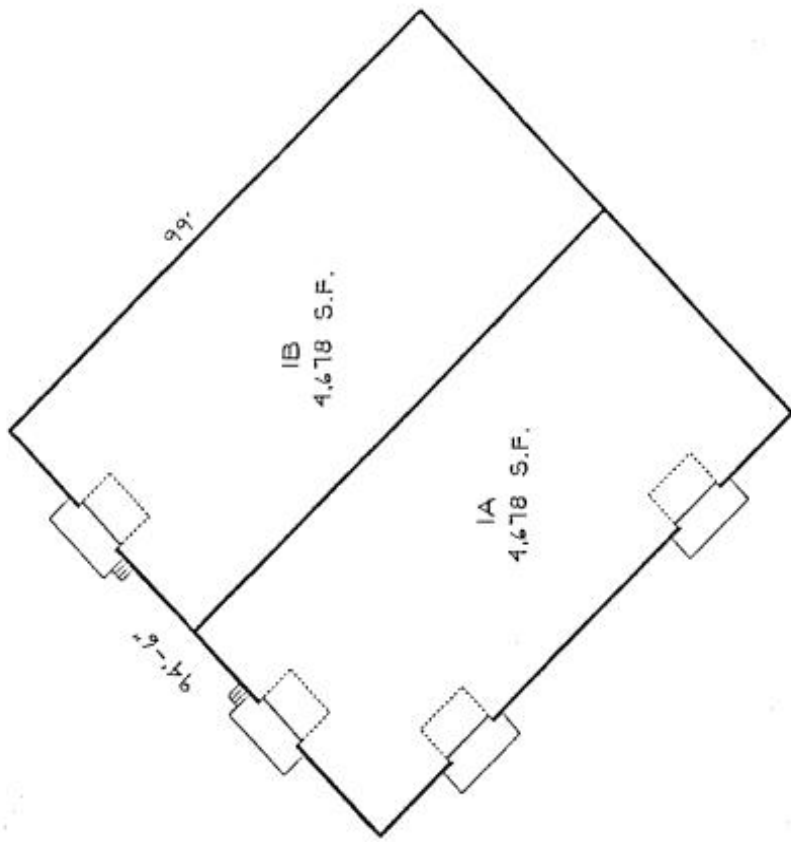
PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Unit 1A Avail S/F	4,700 S/F Warehouse with 1 Loading Dock	Type	Wet
Unit 1B Avail S/F	4,800 S/F Warehouse with 1 Loading Dock- small office	Type of heat	Gas
Unit 5B Avail S/F	5,338 s/f warehouse space 3 loading docks	Total acres	10.8
Exterior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
UTILITIES		State Route	Route 8/ .1 mile to on
Sewer	City		
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





FLOOR PLAN - AREA 'I'

9,356 S.F.



MERRELL ASSOCIATES

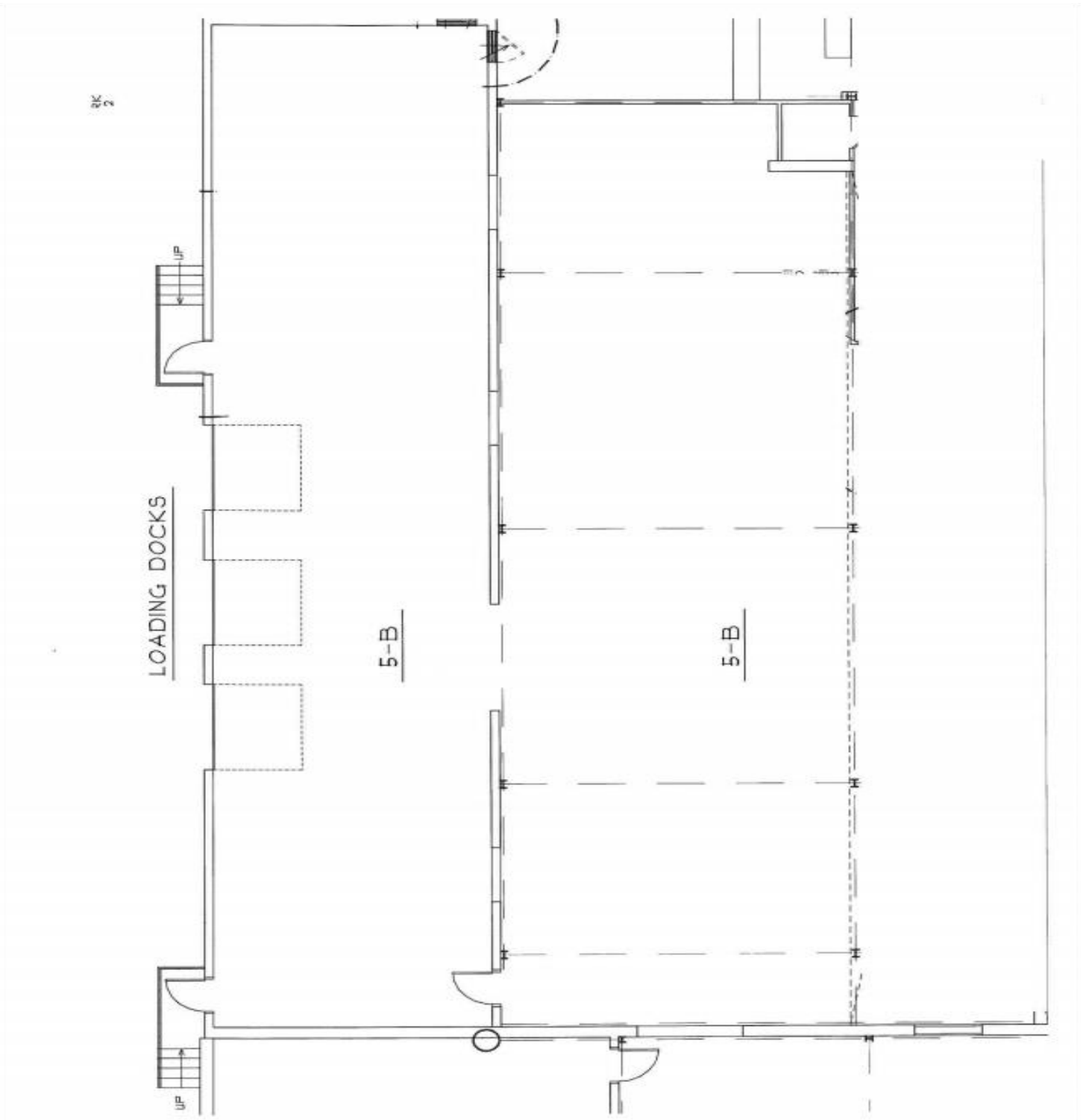


909 WEST MAIN STREET ■ 753-6576 ■ WATERBURY CONN ■

237 EAST AURORA STREET
WATERBURY, CT.



Unit 5 - B

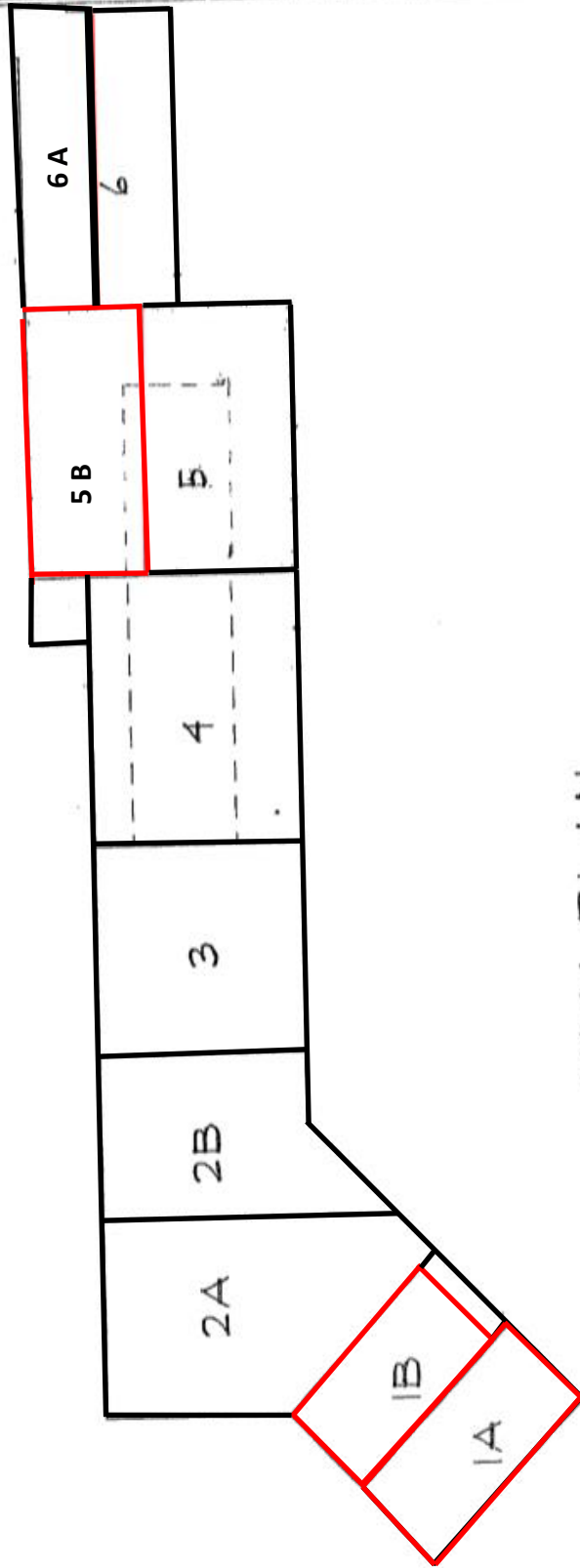


CONTACT: ED GODIN, SIOR

E-mail: EGodinpb@gmail.com

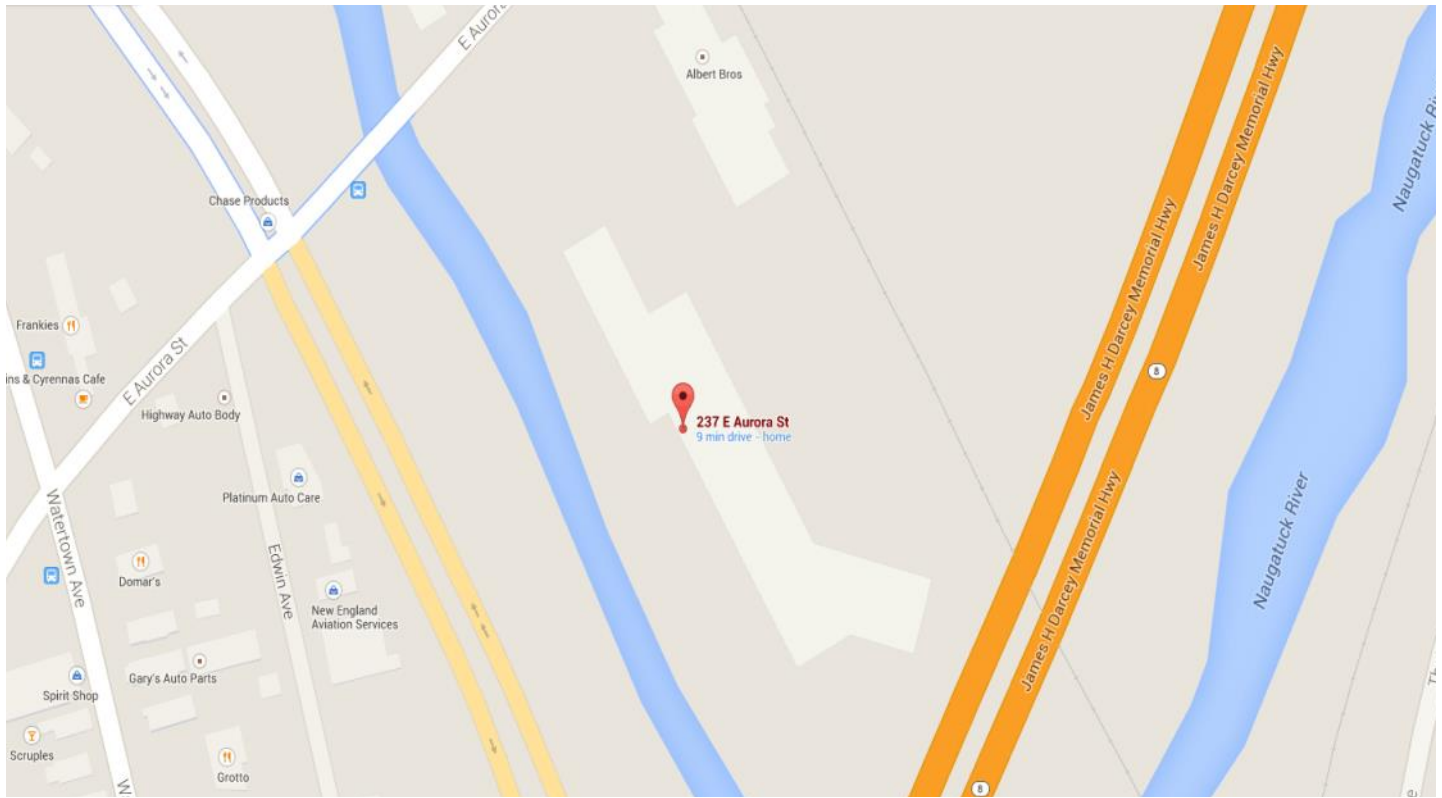
www.GodinPropertyBrokers.com

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



KEY PLAN

N.T.S.



CONTACT: ED GODIN, SIOR
E-mail: Egodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100