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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



*23 Cedar Street
Naugatuck, CT 06770*

**Remodeled Downtown Office / Retail Space
Close to all Town Amenities
Perfect for Small Professional Uses: Attorney,
Accountant, Insurance or Many Retail Uses
1,000 S/F Space with Private Entrance
1,275 S/F Space Former Salon
\$14 PSF Gross + Utilities**





1,000 +/- S/F Space with bathroom and breakroom
\$14 PSF Gross + Utilities



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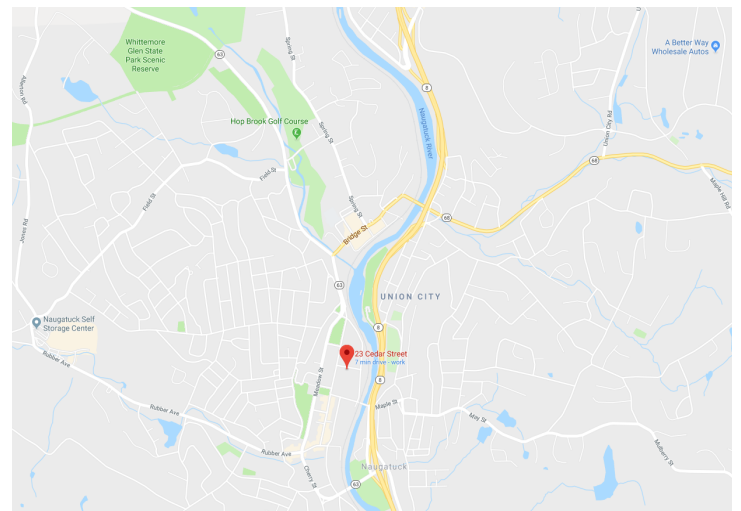
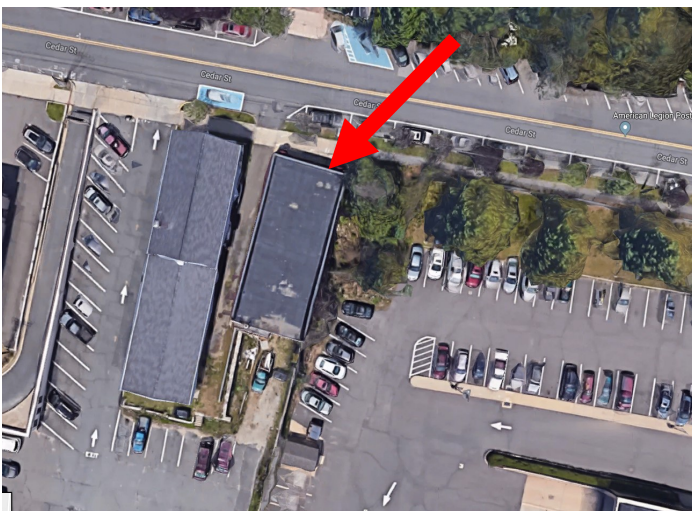
1,275 S/F Former Salon Space with work stations
\$14 PSF Gross + Utilities



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PROPERTY DATA FORM

PROPERTY ADDRESS		23 Cedar Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,300 +/-	Air Conditioning	Wall Unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,300 +/-	Type of Heat	Forced hot air/ Radiant
Office space	1,000 +/-	OTHER	
Former Salon	1,275 +/-	Acres	
Ext. Construction	Brick	Zoning	
Ceiling Height	9'	Parking	Ample
Roof	Rubber	State Route / Distance To...	
Date Built	1940	TAXES	
UTILITIES		Assessment	\$189,820.00
Sewer	City	Mill Rate	47.67
Water	City	Taxes	\$9,477.75
Gas / Oil	Oil	TERMS	
Electrical	200 Amps	Lease Rate	\$14 PSF Gross + Utilities



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