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FOR LEASE



***237 East Aurora Street
Waterbury, CT***

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

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PROPERTY DATA FORM

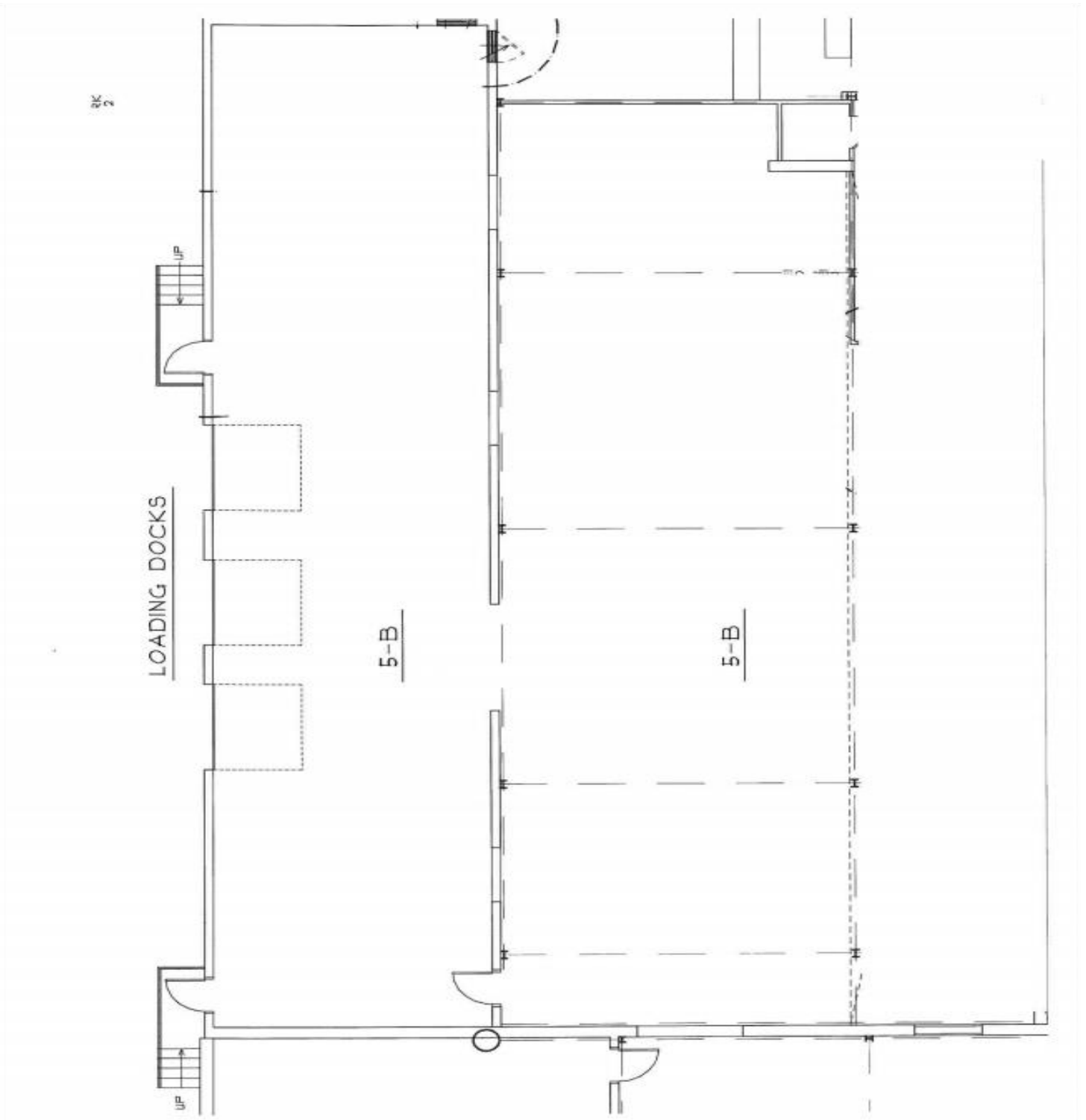
PROPERTY ADDRESS	237 East Aurora Street		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	79,500	Air conditioning	Possible
Number of floors	1	Sprinkler	Yes
Unit 5B Avail S/F	5,338 s/f warehouse space 3 loading docks	Total acres	10.8
Exterior construction	Block	Rail spur	Yes
Ceiling height	12'	Zoning	IG
		Parking	Ample
UTILITIES		State Route	Route 8/ .1 mile to on ramp
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
 Job grants available based on business SIC code



Unit 5 - B

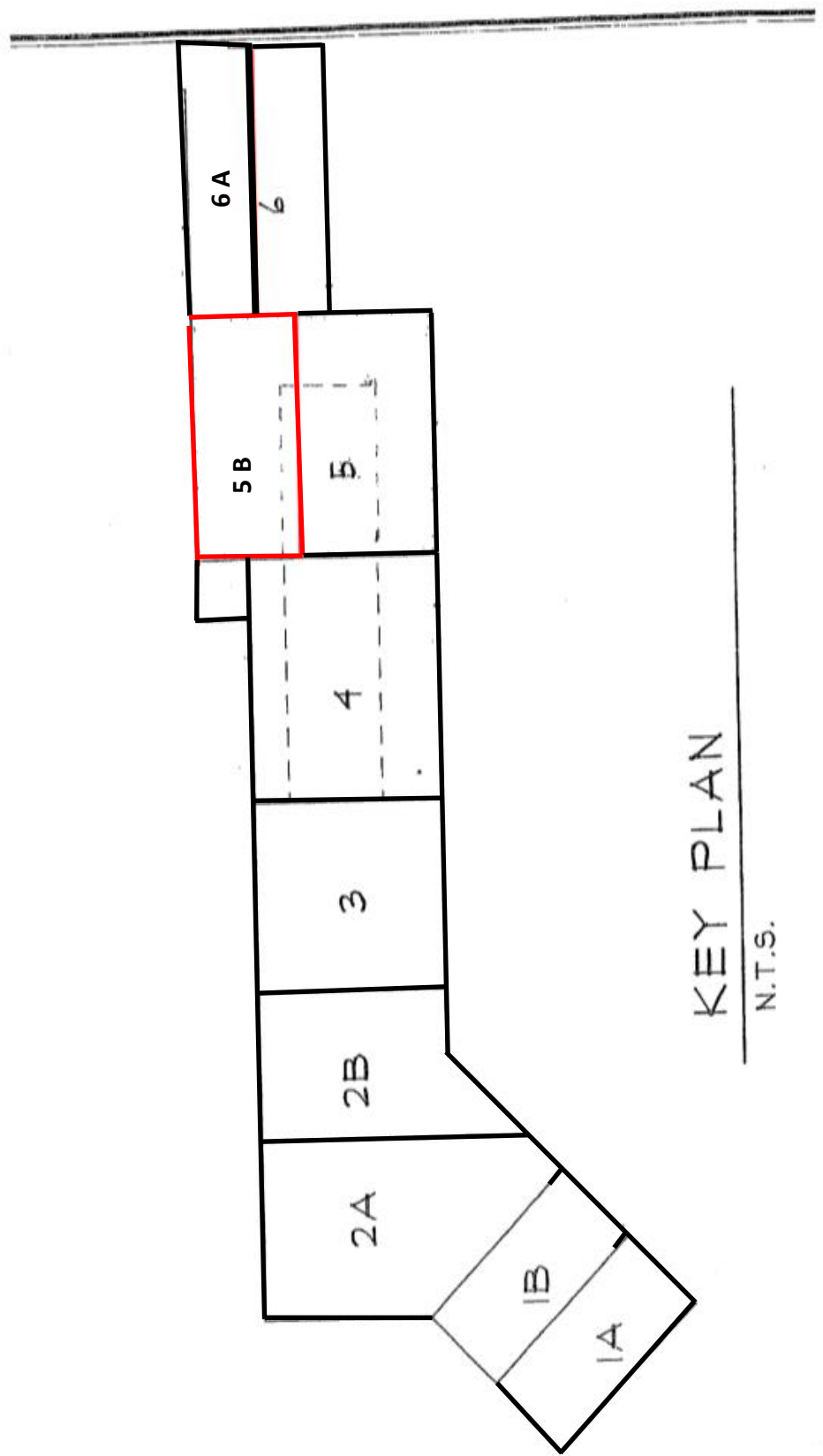


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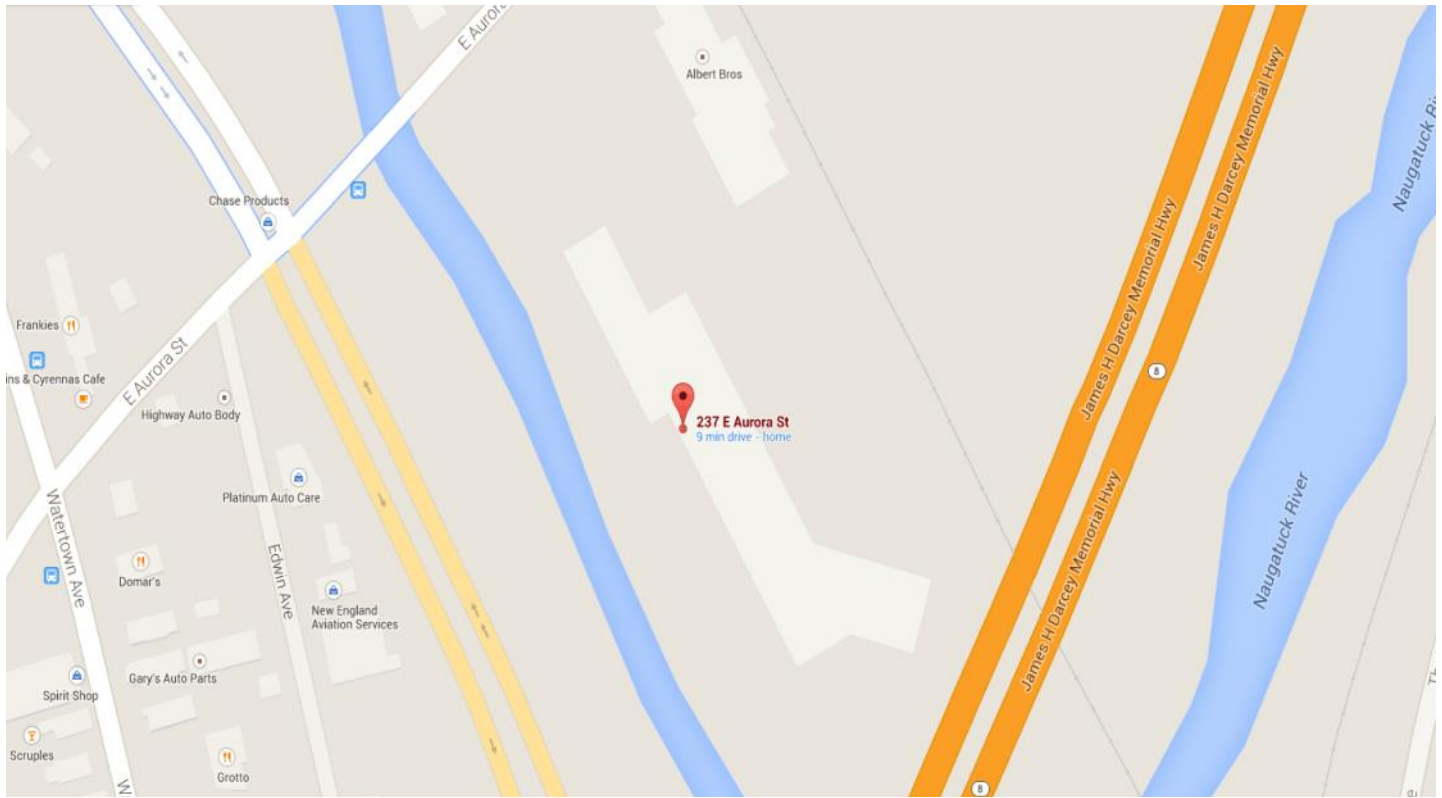
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KEY PLAN

N.T.S.



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