

# FOR LEASE



**240 East Aurora Street  
Waterbury, CT 06708**

**34,000 S/F Clear Span  
Warehouse or Manufacturing Space  
37' Ceilings and Three 15 Ton Cranes  
Immediate Highway Access  
Lease Rate: \$6.95 NNN**



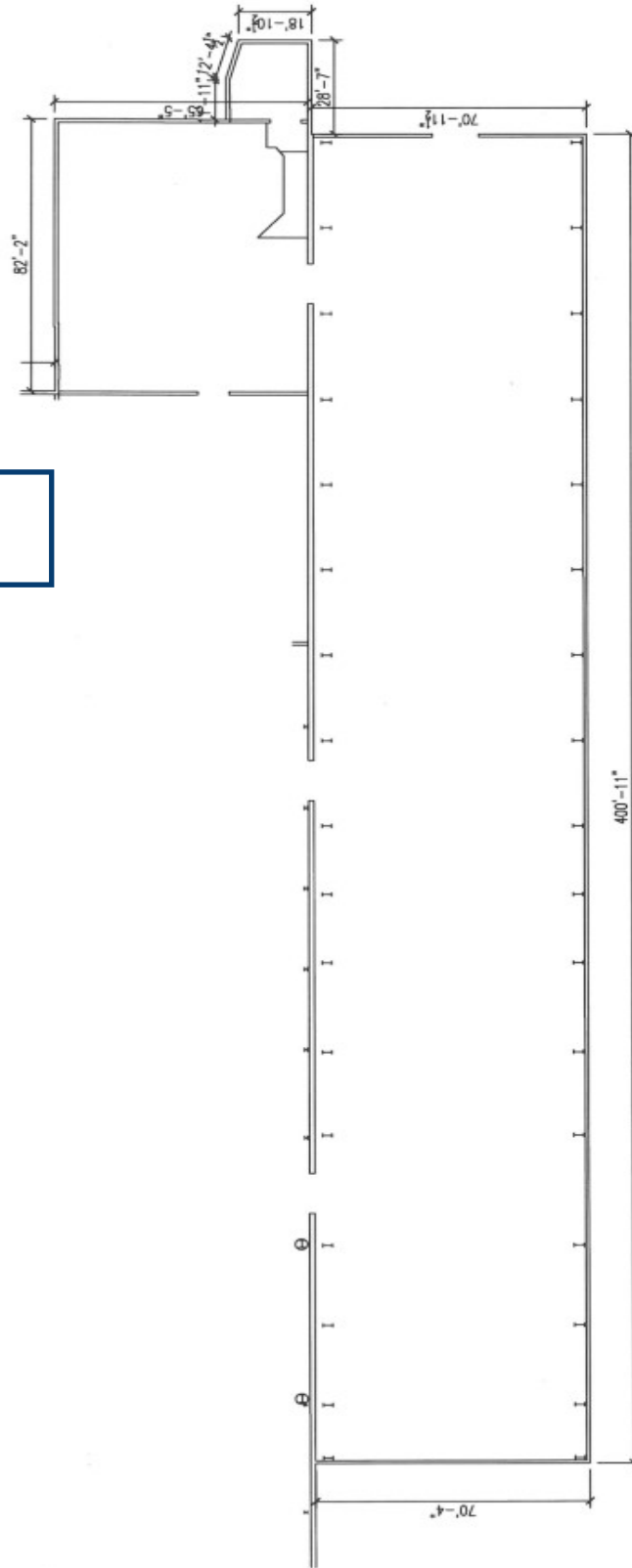




**Enterprise Zone may allow for Tax Abatements**  
**IG Heavy Industrial Zoning**  
**Large Overhead Drive-In Door**  
**2 Loading Docks**  
**Heavy Power**  
**Possible Rail Access**



240 East Aurora Street, Waterbury, CT 06708



**Floor Plan**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 240 East Aurora Street

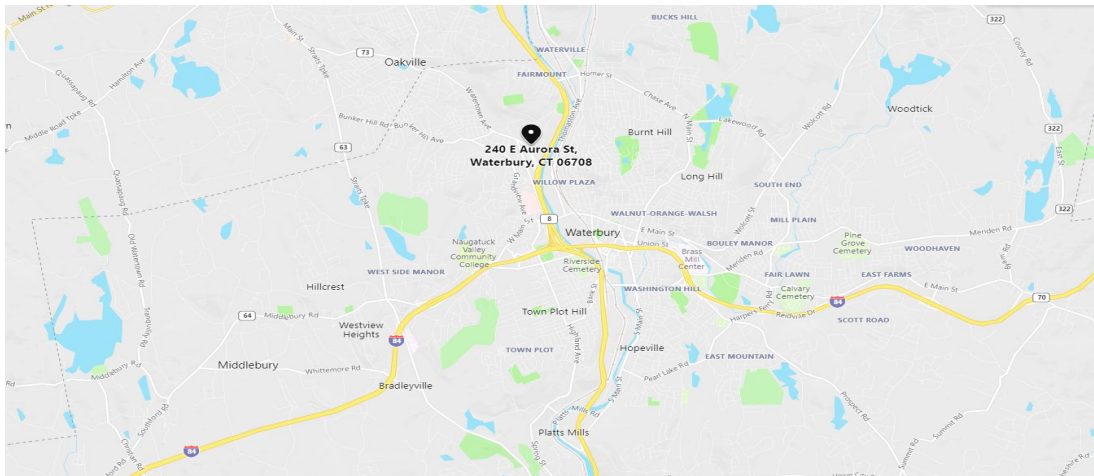
**CITY, STATE** Waterbury, CT 06708

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	140,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes/ Dry
Avail S/F	34,000 +/-	Type of Heat	Gas
Office space	300	<b>OTHER</b>	
Column space	Clear span	Acres	10
Ext. Construction	Steel	Zoning	IG Industrial
Avail Docks	2		
Avail overhead doors	1	Parking	Ample
Ceiling Height	37' clear (30,000 S/F)	Rail access	Possible
	16' clear (4,000 S/F)	State Route / Distance To...	2- 184 / .1 RTE 8
Roof	Metal	Low operating expenses	
Date Built	+/- 1980		

**UTILITIES** **TERMS**

Sewer	City		
Water	City		
Gas	EverSource		
Electrical	1200 Amps/480v/ 3ph	Lease rate	\$6.95 NNN



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