

***FOR LEASE***



***407 Brookside Road  
Waterbury, CT 06708***

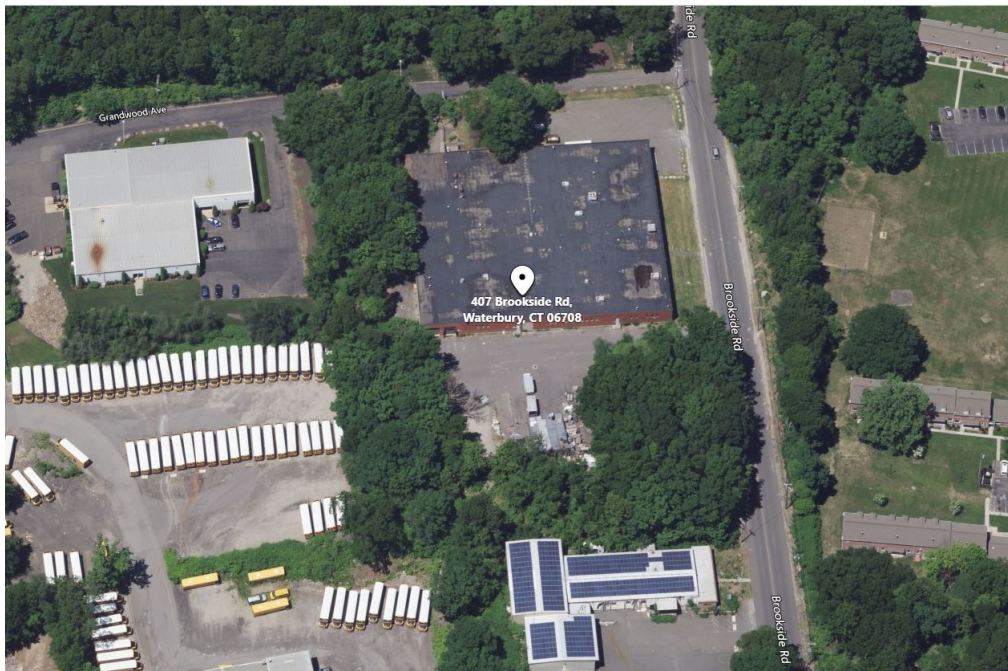
**45,000 +/- S/F (Sub dividable)  
Freestanding Warehouse/ Manufacturing Facility  
Good Power and Loading Access  
Located Minutes from Rt8 and I-84  
Lease Rate: \$3.95 NNN**







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# Production Risk Zones Map

Dash 1



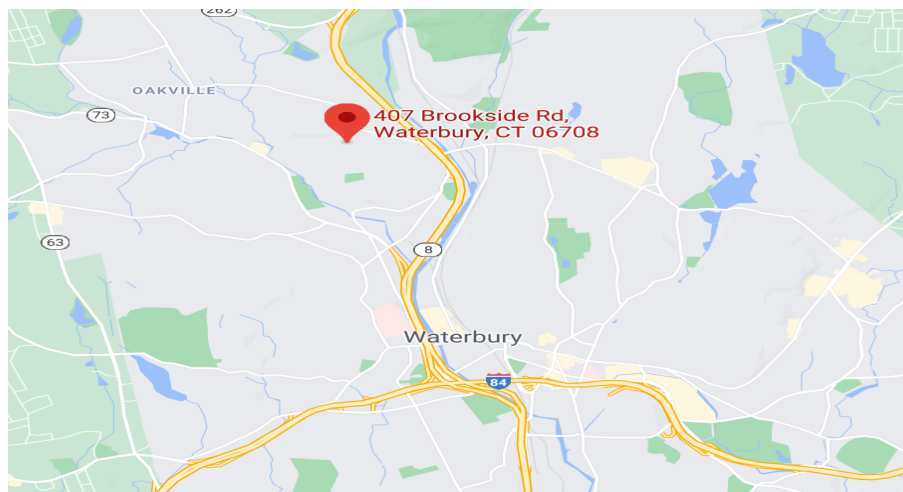
■ Inclosed Product Area   
 ■ No Product Area   
 ■ Low Risk Area   
 / Raw Material Flow   
 / Finished Product Flow   
 / Trash and Waste Flow   
 / Production Flow   
 / No Work Flow   
 / Personnel Flow   
 [Personnel Icon]   
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 [Production Icon]   
 [No Work Icon]   
 [Personnel Icon]   
 [Waste Icon]   
 [Production Icon]   
 [No Work Icon]   
 [Personnel Icon]

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 407 Brookside Road

**CITY, STATE** Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	50,094	Air Conditioning	No
Number of floors	1		
Avail S/F	45,000	Type of Heat	Gas
Will Subdivide to	20,000	Sprinkler / Type	Wet
Office Space	1,000	<b>OTHER</b>	
Ext. Construction	Masonry	Acres	3.98
Ceiling Height	14' 6'	Zoning	IP
Avail overhead doors	1	Parking	Ample
Avail Docks	3	State Route / Distance To...	2 - I-84/ .5 Rt. 8
Roof	Rubber	<b>TAXES</b>	
Date Built	1965	Assessment	\$1,083,330.00
<b>UTILITIES</b>		Appraisal	
Sewer	Yes	Mill Rate	60.21
Water	Yes	Taxes	\$67,274.73
Gas	Yes	<b>TERMS</b>	
Electrical	800 amps/ 480 v / 3 phase		\$3.95 NNN



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