

FOR SALE/LEASE



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

**50,094 +/- S/F (Sub dividable)
Freestanding Warehouse/ Manufacturing Facility
Good Power and Loading Access
Located Minutes from Rt8 and I-84**

Offered at: \$1,925,000.00

Lease Rate: \$3.95 NNN



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	50,094	Type of Heat	Gas
Will Subdivide to	20,000	Sprinkler / Type	No
Office Space	1,000	OTHER	
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	TAXES	
Date Built	1965	Assessment	\$1,083,330.00
UTILITIES		Appraisal	
Sewer	Yes	Mill Rate	60.21
Water	Yes	Taxes	\$67,274.73
Gas	Yes	TERMS	
Electrical	800 amps/ 480 v / 3 phase	Sale	\$1,925,000.00
		Lease	\$3.95 NNN

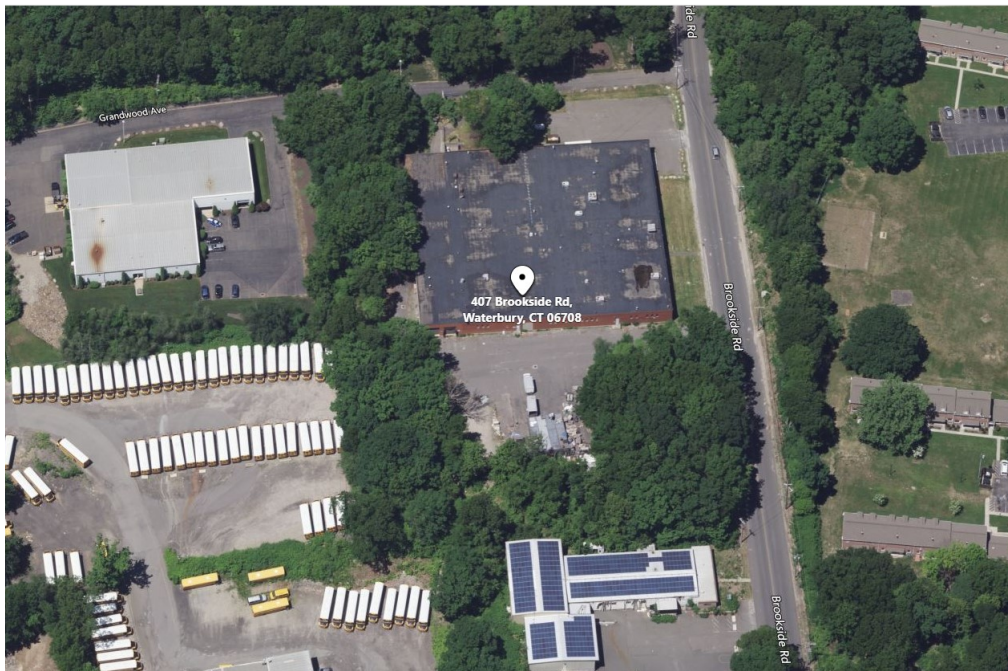


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Production Risk Zones Map

Deck 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
 /
 /
 /
 /