



**CONTACT: ED GODIN, SIOR**

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Middlebury, CT 06762

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Phone: 203-577-2277 Fax: 203-577-2100

**FOR SALE/LEASE**



***185 Interstate Lane  
Waterbury, CT 06705***

**Freestanding 20,000 S/F High Bay  
Warehouse/ Manufacturing Facility on 3.5 Acres  
Great Business Park Location  
Minutes from I-84  
18' Ceilings, Finished Offices, Expandable  
Offered at: \$1,695,000.00  
Lease: \$6.95 NNN**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

PROPERTY ADDRESS	185 Interstate Lane
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,000	Air Conditioning	Offices / Tool room
Number of floors	1	Sprinkler / Type	Yes /Wet
Avail S/F	20,000	Type of Heat	Gas
Office space	+/2,500	OTHER	
Ceiling Height	18' - 20'	Acres	3.5
Avail docks	1	Zoning	Industrial
Avail overhead doors	1	Parking	+/- 30
Roof	Metal	State Route / Distance To...	.5 - I-84    3 - Rt-8
Ext. Construction	Steel	TAXES	
Column space	50 x 25	Assessment	\$611,230.00
Total avail mezz.	+/- 5,000	Appraisal	\$873,180.00
Date Built	1990	Mill Rate	60.21
UTILITIES	Tenant/Buyer to Verify	Taxes	\$36,802.15
Sewer	Yes	TERMS	
Water	Yes		
Gas	Yes		
Electrical	2,000 AMP , 240 V Delta	Sale	\$1,695,000.00
	3 Phase	Lease	\$6.95 NNN

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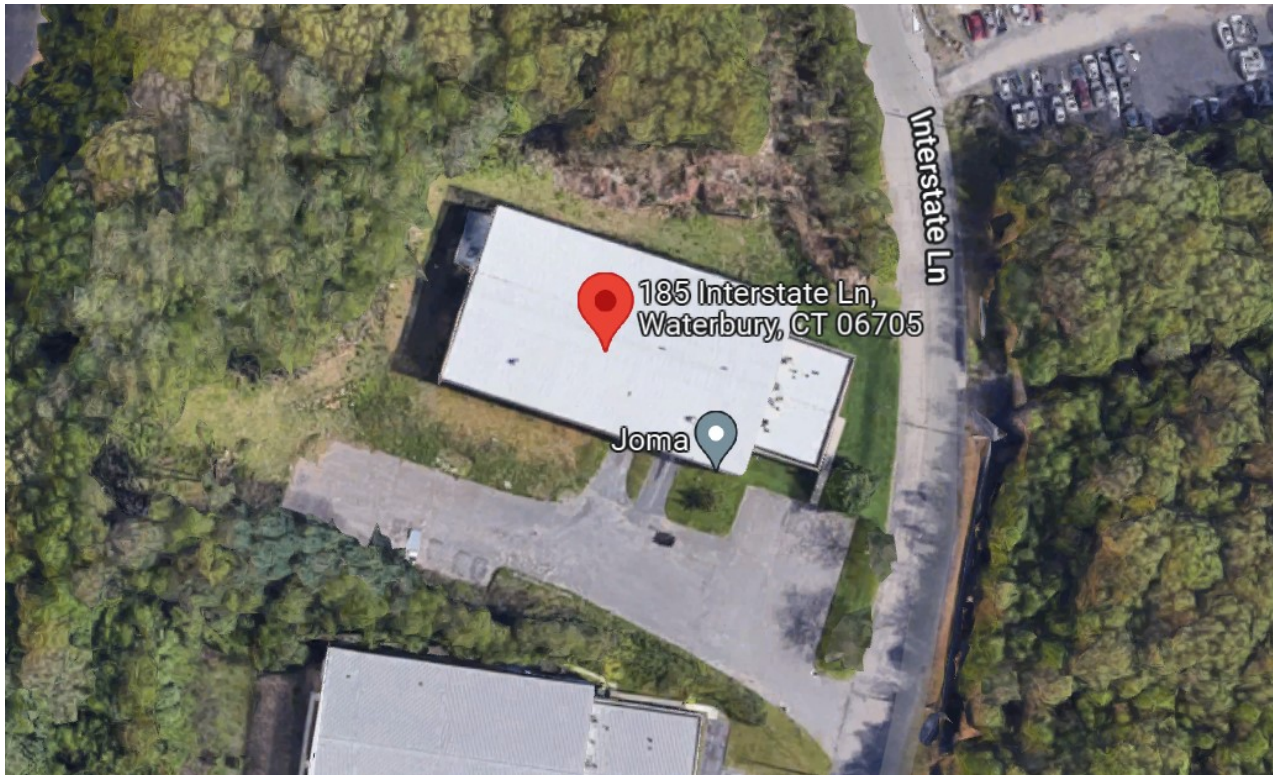




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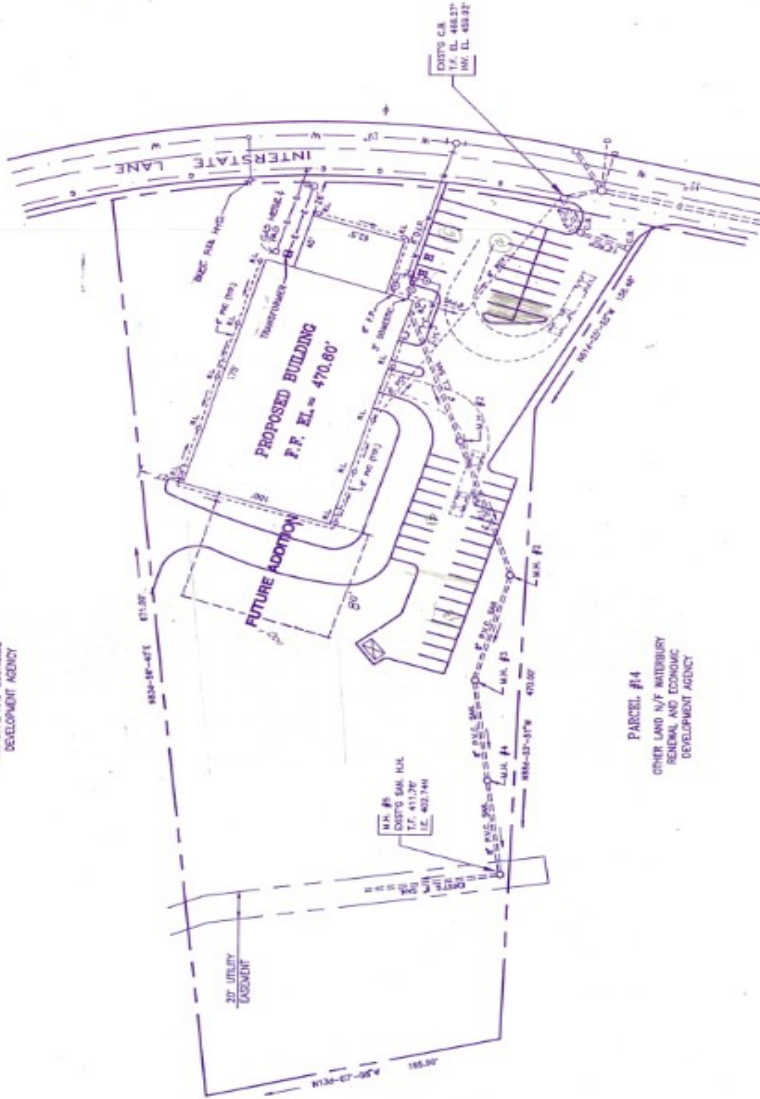






# PARCEL #12

OTHER LAND N/F WATERBURY  
RECREATION AND ECONOMIC  
DEVELOPMENT AGENCY



# PARCEL #14

OTHER LAND N/F WATERBURY  
RECREATION AND ECONOMIC  
DEVELOPMENT AGENCY

# SITE PLAN SCALE: 1"=40'-0"

NOTE:  
THIS DRAWING IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR  
INFORMATION NOT SHOWN

APPROVED BY THE WATERBURY  
CITY PLANNING DEPARTMENT

DESIGNED BY THE WATERBURY  
CITY PLANNING DEPARTMENT

CONSTRUCTION GENERAL

DESIGNED BY THE WATERBURY  
CITY PLANNING DEPARTMENT

ITEM	REMARKS	REMARKS
1.00	PROPOSED BUILDING (1.0)	100,000 S.F. (100,000 S.F.)
2.00	PROPOSED BUILDING (2.0)	100,000 S.F. (100,000 S.F.)
3.00	PROPOSED BUILDING (3.0)	100,000 S.F. (100,000 S.F.)
4.00	PROPOSED BUILDING (4.0)	100,000 S.F. (100,000 S.F.)
5.00	PROPOSED BUILDING (5.0)	100,000 S.F. (100,000 S.F.)
6.00	PROPOSED BUILDING (6.0)	100,000 S.F. (100,000 S.F.)
7.00	PROPOSED BUILDING (7.0)	100,000 S.F. (100,000 S.F.)
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9.00	PROPOSED BUILDING (9.0)	100,000 S.F. (100,000 S.F.)
10.00	PROPOSED BUILDING (10.0)	100,000 S.F. (100,000 S.F.)
11.00	PROPOSED BUILDING (11.0)	100,000 S.F. (100,000 S.F.)
12.00	PROPOSED BUILDING (12.0)	100,000 S.F. (100,000 S.F.)
13.00	PROPOSED BUILDING (13.0)	100,000 S.F. (100,000 S.F.)
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M.H.	T.F.	INV.	REMARKS
M.H. #1	457.85'	457.85'	457.85'
M.H. #2	458.00'	458.00'	458.00'
M.H. #3	446.00'	446.00'	446.00'
M.H. #4	425.00'	425.00'	425.00'
M.H. #5	411.76'	411.76'	411.76'

# BUILDING CODE INFORMATION

USE GROUP: F1 LOW HAZARD NON-CONCRETE C.S.  
TYPE OF CONSTRUCTION: 1B  
NOTE: BUILDING TO BE FULLY SPRINKLED

REV.	DATE	DESCRIPTION
<p>JOSEPH L. CALABRESE, P.C. A PROFESSIONAL CORPORATION CONSULTING ENGINEERS 51 LAKESIDE AVENUE EAST • WATERBURY, CT 06706</p>		
<p>PREMEC U.S.A. PARCEL #13 REDVILLE INDUSTRIAL PARK WATERBURY, CT</p>		
<p>DWG. TITLE AS-BUILT SITE PLAN</p>		
<p>DATE: 8-13-92 DWG. NO.: SP-1</p>		





REV.	DATE	DESCRIPTION
		JOSEPH L. CALABRESE, P.C. A PROFESSIONAL CORPORATION CONSULTING ENGINEERS 91 LAKESIDE BOULEVARD EAST • WATERBURY, CT 06706
		PREMEC U.S.A. PARCEL #13 KEEYVILLE INDUSTRIAL PARK WATERBURY, CONN.
	DWG. TITLE	FLOOR PLAN
		DATE 1-22-90 DWG # 1