

FOR LEASE



**1405 East Main Street
Waterbury, CT 06705**

**Newer Retail Space's in High Traffic Location
Car Wash, Gas Station and Mini Mart on Site
\$16 PSF NNN + Utilities**



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		1405 East Main Street	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,400	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,400 +/- Total	Type of Heat	Gas F/A
Office space		OTHER	
Total avail / drive-in		Acres	1.38
Ceiling Height	9'	Zoning	CA
Exterior Construction	Wood Siding	Parking	On Site Plenty
Roof	Newer	State Route / Distance To...	5/10 to I-84
Date Built	2012	TAXES	
		Assessment	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	Taxes	
Electrical		TERMS	
		Lease	
		\$16 PSF NNN + Utilities	



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