

# FOR LEASE

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***204 Austin Road  
Waterbury, CT 06705***

**16,200 +/- s/f Freestanding Industrial Facility**

**Great Location with Immediate I-84 Access**

**18' Ceiling with 2 Docks and 1 Drive-In Door**

**Ideal for Warehousing or Light Manufacturing**

**Reception Area - 3 Offices - 2 Restrooms**

**Offered at: \$8.00 PSF NNN**

# PROPERTY DATA FORM

PROPERTY ADDRESS	204 Austin Road
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,200	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Yes- Wet
Avail S/F	16,200	Type of Heat	Gas
Office Space	1,500 +/-	OTHER	
Total /avail docks	2	Acres	1.81
Total/avail drive-in	1 (10x14)	Zoning	IP
Ext. construction	Masonry	Parking	Ample
Roof	Rubber	TAXES	
Ceiling Height	18'	Assessment	\$465,220.00
Date Built	1981	Appraisal	\$664,600.00
UTILITIES	Tenant to Verify	Mill Rate	60.21
		Taxes	\$28,011.00
Sewer	City	TERMS	
Water	City	Sale	
Gas/oil	Eversource	Lease	\$8 PSF NNN
Electrical	200 amps		
Amps-Volts-Phase	120/208V 3Phase		



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