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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

**FOR LEASE**



***153 Meadow Street  
Waterbury, CT 06702***

**9,000 S/F Retail/Warehouse Facility on .5 Acres**

**Great Location Just off I-84 and Across  
from Home Depot**

**Ideal for Building Material Related Uses**

**Lift System for Freight**

**High Visibility and Traffic Volumes**

**Offered at \$12.00 S/F + NNN**

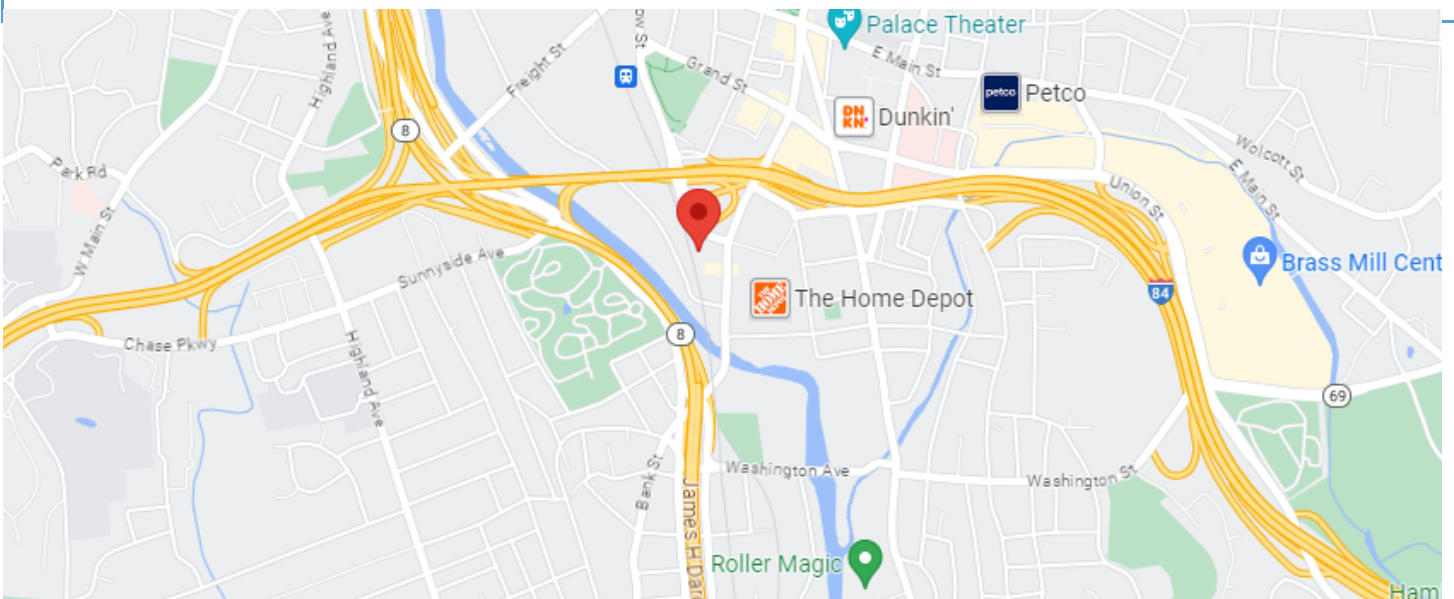


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# PROPERTY DATA FORM

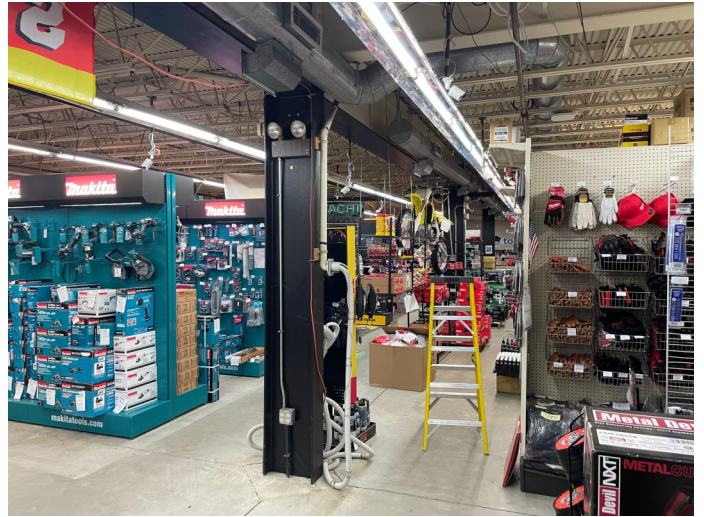
PROPERTY ADDRESS	153 Meadow Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,000	Air Conditioning	Yes
Number of floors	2 (4,500 sf per floor)	Sprinkler / Type	Yes
Avail S/F	9,000	Type of Heat	Gas
Office space	+/- 200	OTHER	
Total/avail S/F mezz	1,500 S/F	Acres	.5
Roof	Steel	Zoning	CA - Commercial
Drive in doors	1	Parking	+/- 30
Date Built	1988	State Route / Distance To...	.2 miles to I-84 .5 miles to Rt 8
Ceiling Height	10' 1st FL/ 18" 2nd FL	TAXES	
Ext. Construction	Steel	Assessment	\$253,680.00
		Appraised	\$362,400.00
		Mill Rate	60.21
		Taxes	\$15,274.07
UTILITIES		TERMS	
Sewer	Yes	Sale	N/A
Water	Yes	Lease	\$12 PSF + NNN
Gas	Yes		
Electrical	400 Amps/3 phase/240 V		

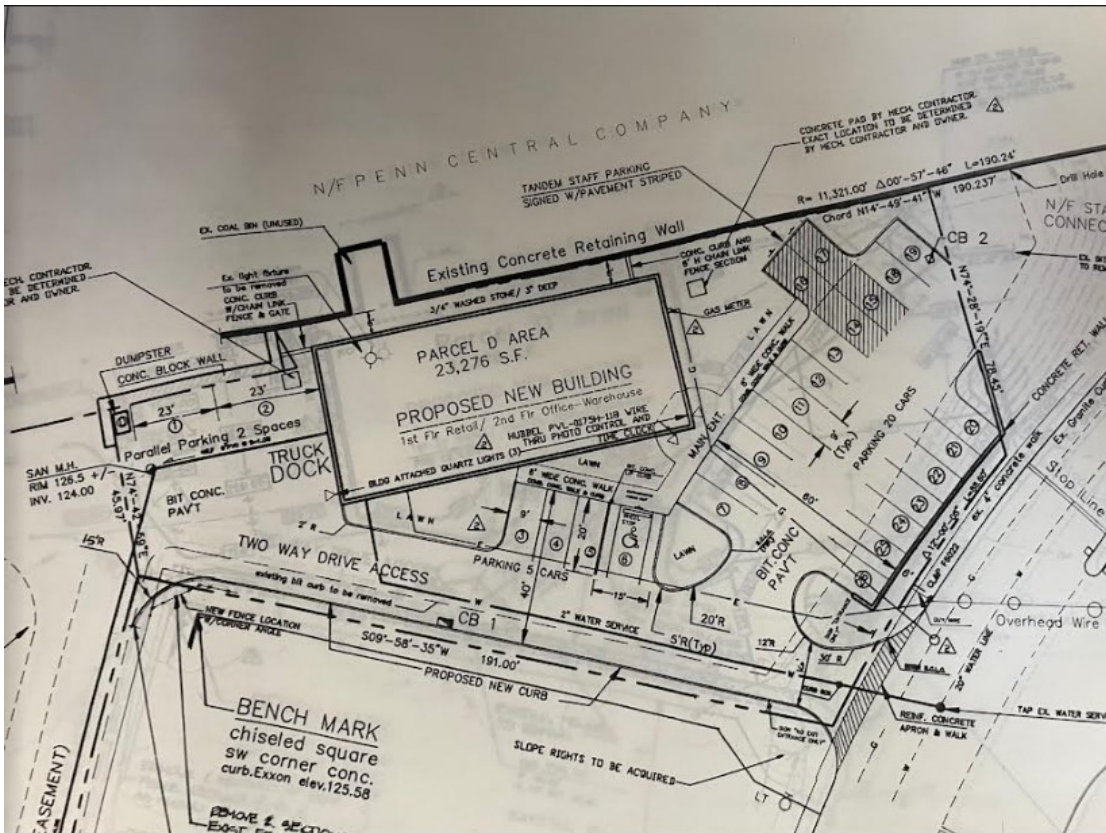
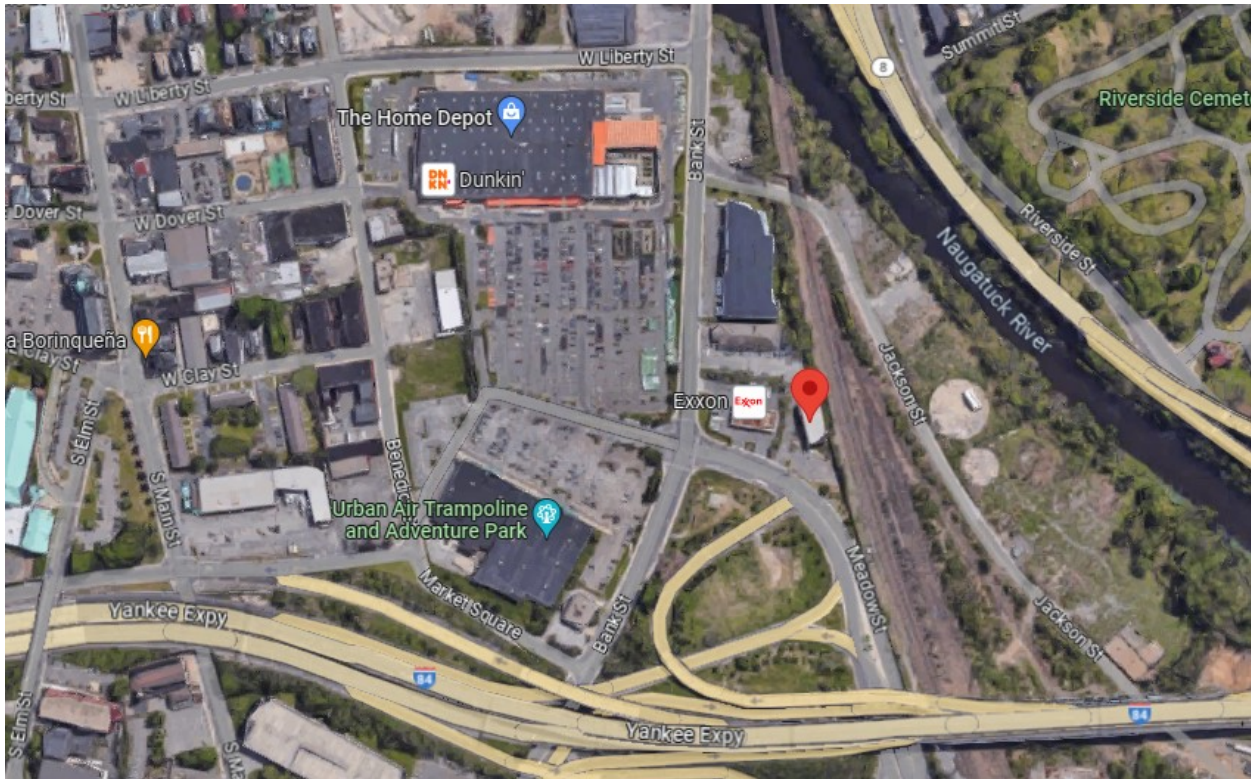


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