

FOR SALE/LEASE

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

**50,094 +/- S/F on 3.98 Acres
(Owner May Divide)
Freestanding Warehouse/ Manufacturing Facility
Good Power and Loading Access
Located Minutes from Rt8 and I-84
Portion of Space was used for Food Prep
Offered at: \$2,750,000.00 or \$4.95 NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS	407 Brookside Road
CITY, STATE	Waterbury, CT 06708

BUILDING INFO

Total S/F	50,094
Number of floors	1
Avail S/F	50,094
Owner may divide	25,000 S/F
Office Space	1,000
Ext. Construction	Masonry
Ceiling Height	14' 6'
Avail overhead doors	1

Avail Docks	3
Roof	Rubber
Date Built	1965

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	800 amps/ 480 v / 3 phase

MECHANICAL EQUIP.

Air Conditioning	No
Type of Heat	Gas
Sprinkler / Type	No
OTHER	
Acres	3.98
Zoning	IP
Parking	Ample
State Route / Distance	2 - I-84/ .5 Rt. 8

TAXES

Assessment	\$1,083,330.00
Appraisal	
Mill Rate	60.21
Taxes	\$67,274.73

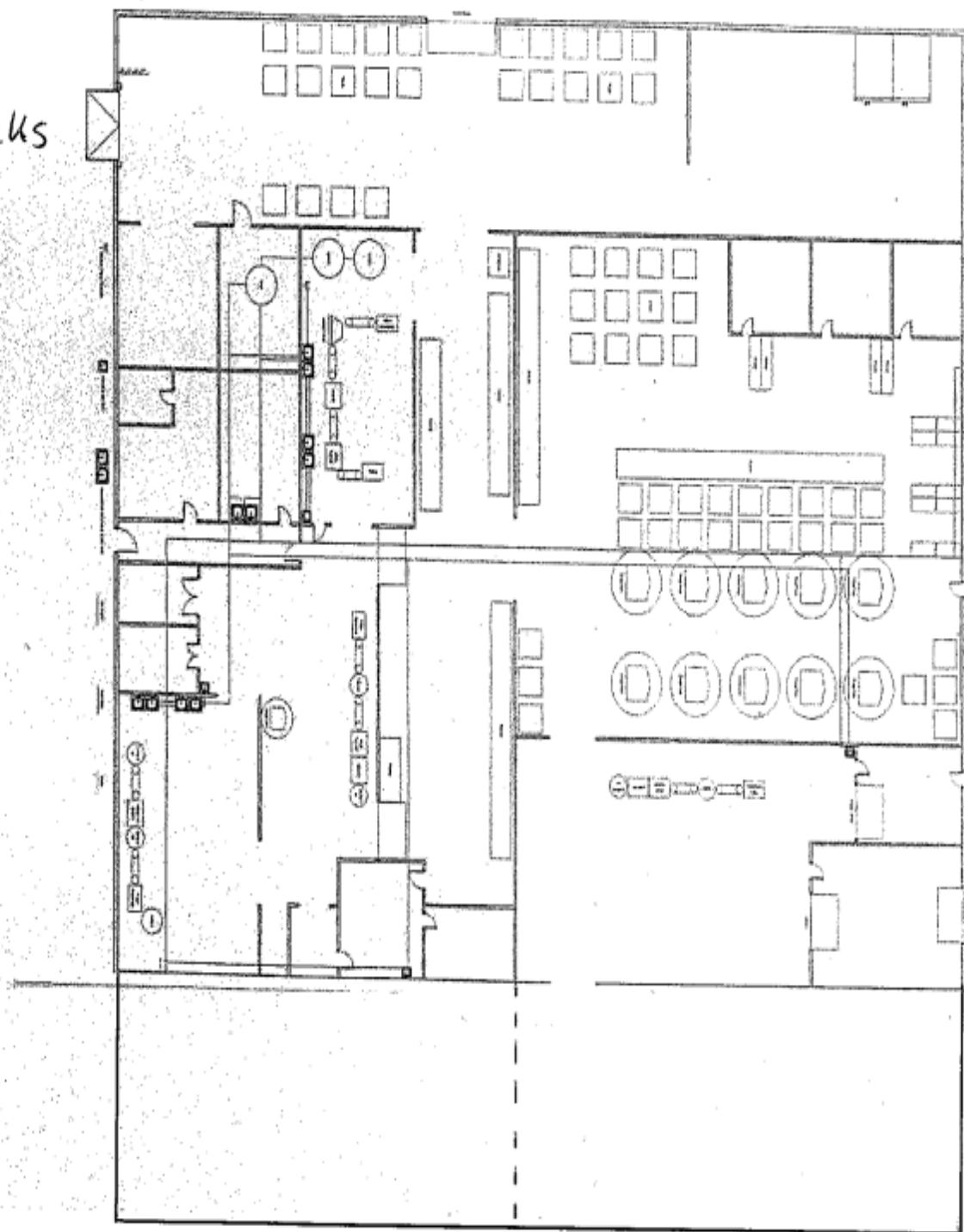
TERMS

Sale	\$2,750,000.00
Lease	\$4.95 NNN



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Docks



Dock

Front

GRANDWOOD AVE

366'

207'

Building

0085-0863-0004

407 BROOKSIDE RD 242'

D & M PACKING LLC

500'

507'

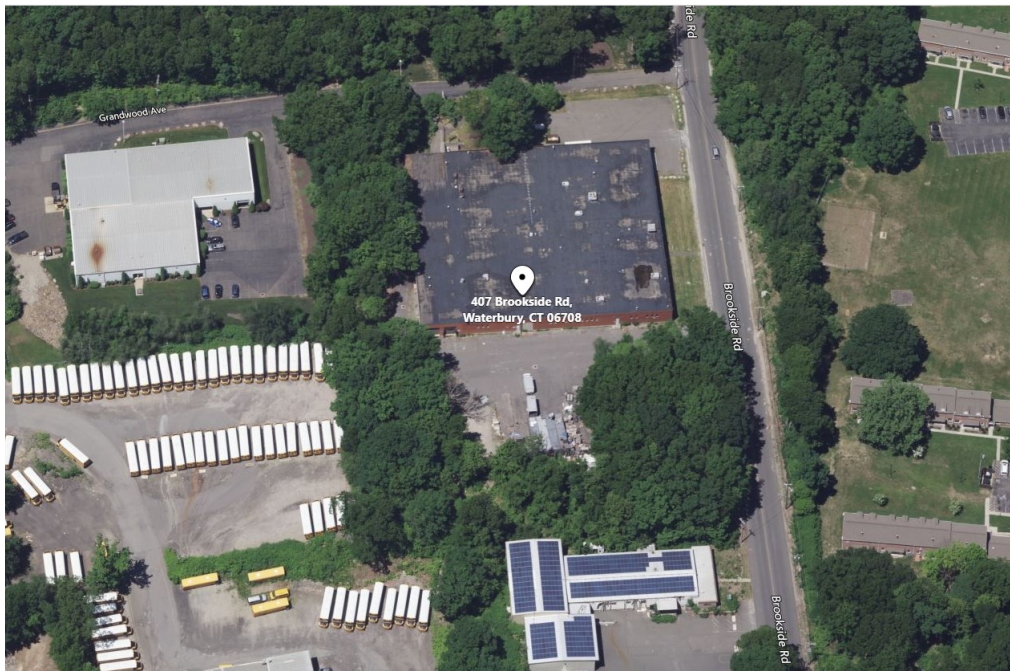
Brookside Road

344'





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