



CONTACT: ED GODIN, SIOR

E-mail: EGodinPB@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

FOR LEASE



***97 Sharon Road
Waterbury, CT 06705***

**14,630 S/F Freestanding Industrial Building
Ideal for Manufacturing, Assembly or Warehousing
Good Location Minutes to I-84 and Route 8 Highways
2,180 S/F Office Area with New Gas Fired HVAC System
New Gas Heaters in Production Area**

Lease Rate: \$5.95 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.



2 Available Docks 1 with Load Leveler

Also 1 UPS Height Dock

**Renovations Underway will Include Office Area, Restrooms, Office
Roof, Masonry Repairs, Exterior Lighting and
Exterior Shop Windows Replaced**



CONTACT: ED GODIN, SIOR

E-mail: EdodinPB@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

PROPERTY DATA FORM

PROPERTY ADDRESS		97 Sharon Road	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,630	Air Conditioning	Offices
Number of floors	1	Sprinkler / Type	Wet
Avail S/F	14,630	Type of Heat	Gas/ Hot Air
Office space	+/- 2,180	OTHER	
Ceiling Height	12'	Acres	.93
Avail docks	1 / 1 more possible	Zoning	Industrial
Avail overhead doors	2 UPS high	Parking	Ample
Roof	Asphalt & PVC	State Route / Distance To...	I-84 / 3 miles
Ext. Construction	Masonry	TAXES	
Date Built	1965	Assessment	\$350,860.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$501,228.00
Sewer	Yes	Mill Rate	60.21
Water	Yes	Taxes	\$21,000.00
Gas	EverSource	TERMS	
Electrical	400 Amps	Lease	5.95 NNN
	240v / 3ph		



CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com
www.GodinPropertyBrokers.com

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.

SK.2

SHEET NO.

OVERALL
FLOOR PLANS

SHEET TITLE

FILE WAITING

SCALE AS NOTED

DATE DCZ

DATE JANUARY 27, 2021

REVISIONS

PROJECT

FEASIBILITY FLOOR PLANS
151 SHARON ROAD
WATERBURY, CONNECTICUT

(860) 877-2402
SOUTHINGTON, CT

B-Z

1 OVERALL FLOOR PLAN
SK.2 SCALE: 1/8"=1'-0"
2,180 S/F BUSINESS
12,450 S/F MANUFACTURE
14,630 S/F TOTAL

