

FOR SALE/LEASE

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



***184 Railroad Hill Street
Waterbury, CT 06708***

**Freestanding 9,800 +/-s/f Industrial Facility
on 1 Acre
Power & Air Lines throughout with Partial A/C
Good Location Minutes to RT 8 & I-84
IG Heavy Industrial Zoning / Enterprise Zone**

Sale: \$549,000.00

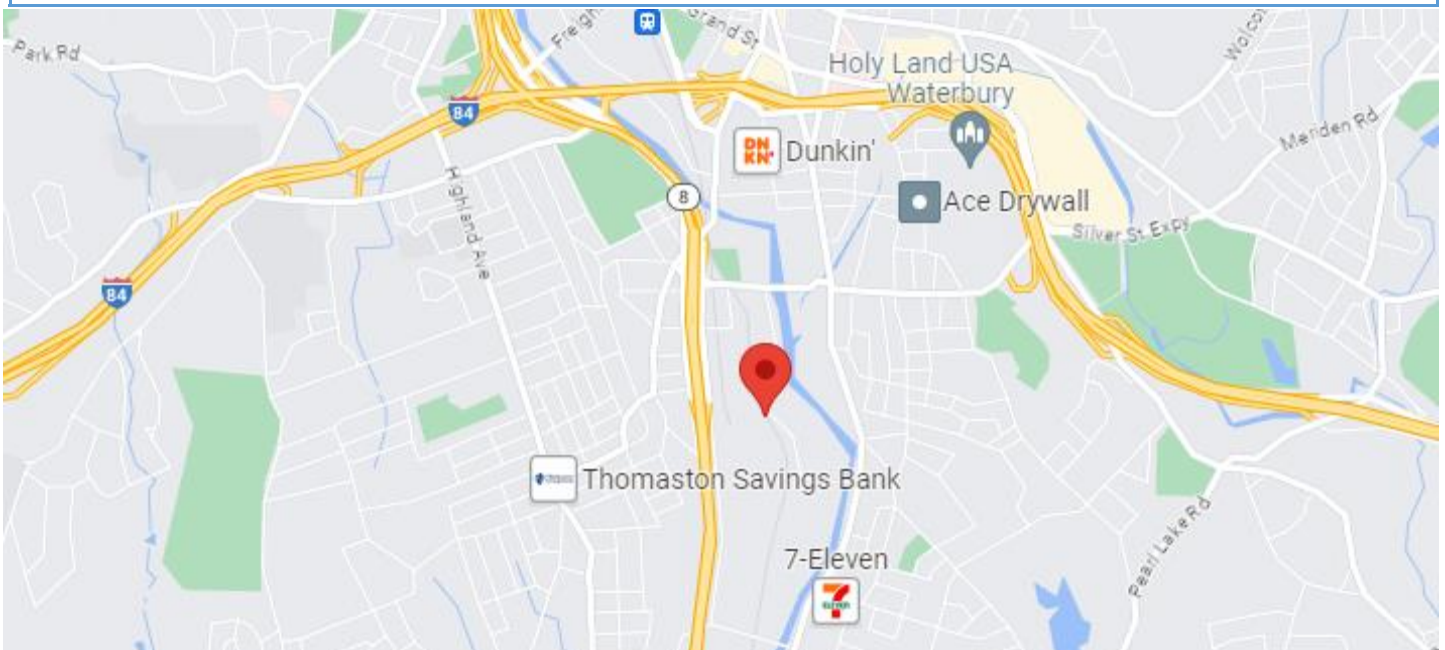
Lease: \$6.00 NNN

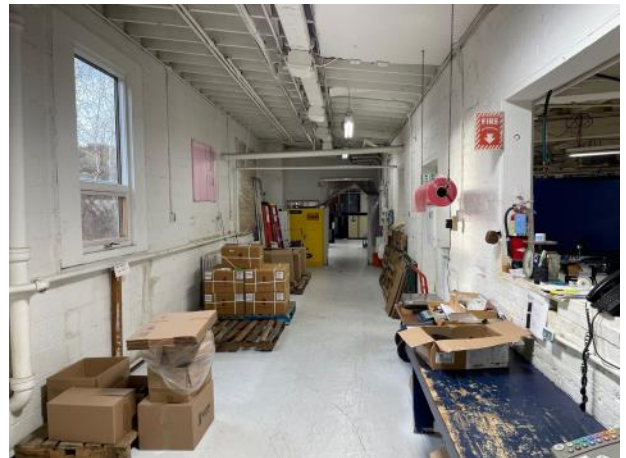
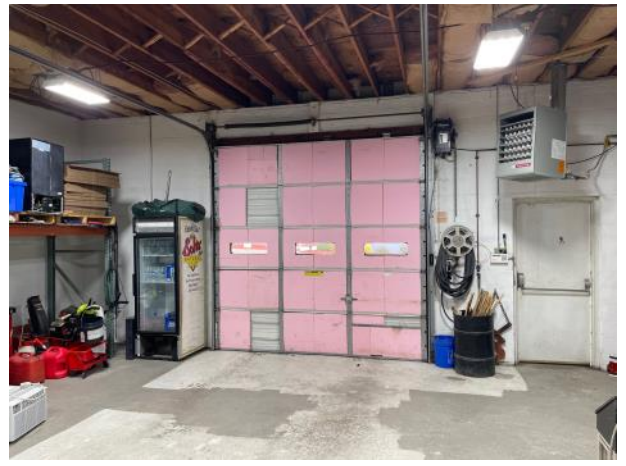
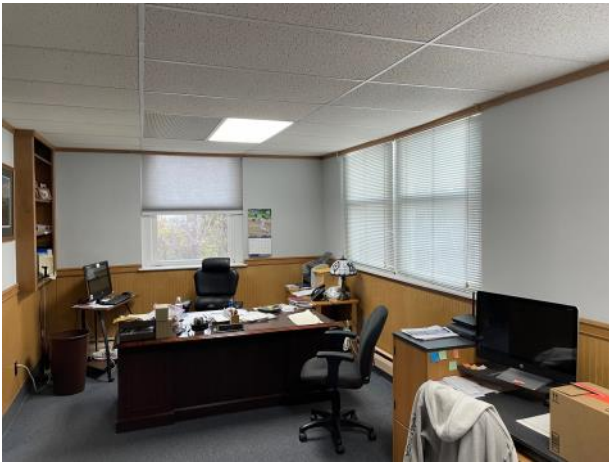


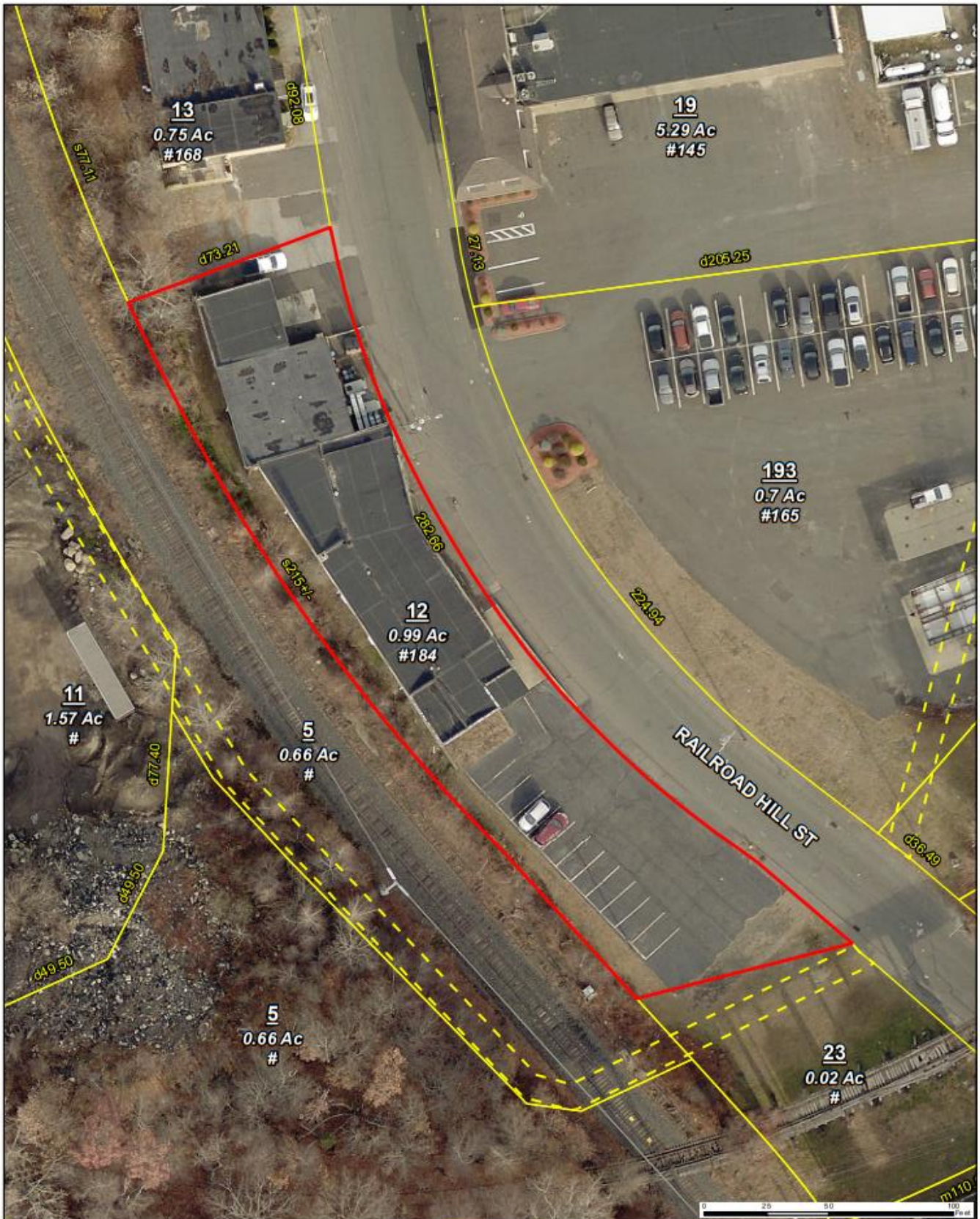
PROPERTY DATA FORM

PROPERTY ADDRESS	184 Railroad Hill Street
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,860 +/-	Air Conditioning	Partial
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	9,860 +/-	Type of Heat	Gas & Oil
Will Subdivide to	9,860 +/-	OTHER	
Office space	900 +/-	Acres	.99
Ext. Construction	Block	Zoning	IG Heavy Industrial
Roof	Rubber	Parking	20 +/-
Ceiling height	9'-12'	State Rte. distance to	.5 to Rt 8/ 1 mi to I-84
Total/ avail docks	1	TAXES	
Total overhead doors	1	Assessment	\$213,570.00
Date Built	1958	Appraisal	\$305,100.00
UTILITIES	Tenant /Buyer to Verify	Mill Rate	60.21
Sewer	Yes	Taxes	\$12,859.05
Water	Yes	TERMS	
Gas	Yes	Sale	\$549,000.00
Electric	400 Amps	Lease	\$6.00 NNN
	240v / 3 Phase		







City of Waterbury
Public Works Department

MBL: **0414-0322-0012**
ADDRESS: **184 RAILROAD HILL ST**

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