

## ***FOR LEASE***



***45 Commons Ct  
Waterbury, CT 06704***

**Rare Freestanding 10,300 S/F High Bay (24')  
Warehouse or Manufacturing Facility  
Great Location — Minutes to Route 8 & IG Zoned  
Good Power, Loading Dock, & Drive In Door  
Enterprise Zone Tax Abatements Possible  
Offered at: \$7.50 PSF 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.

# PROPERTY DATA FORM

|                  |                     |
|------------------|---------------------|
| PROPERTY ADDRESS | 45 Commons Ct       |
| CITY, STATE      | Waterbury, CT 06704 |

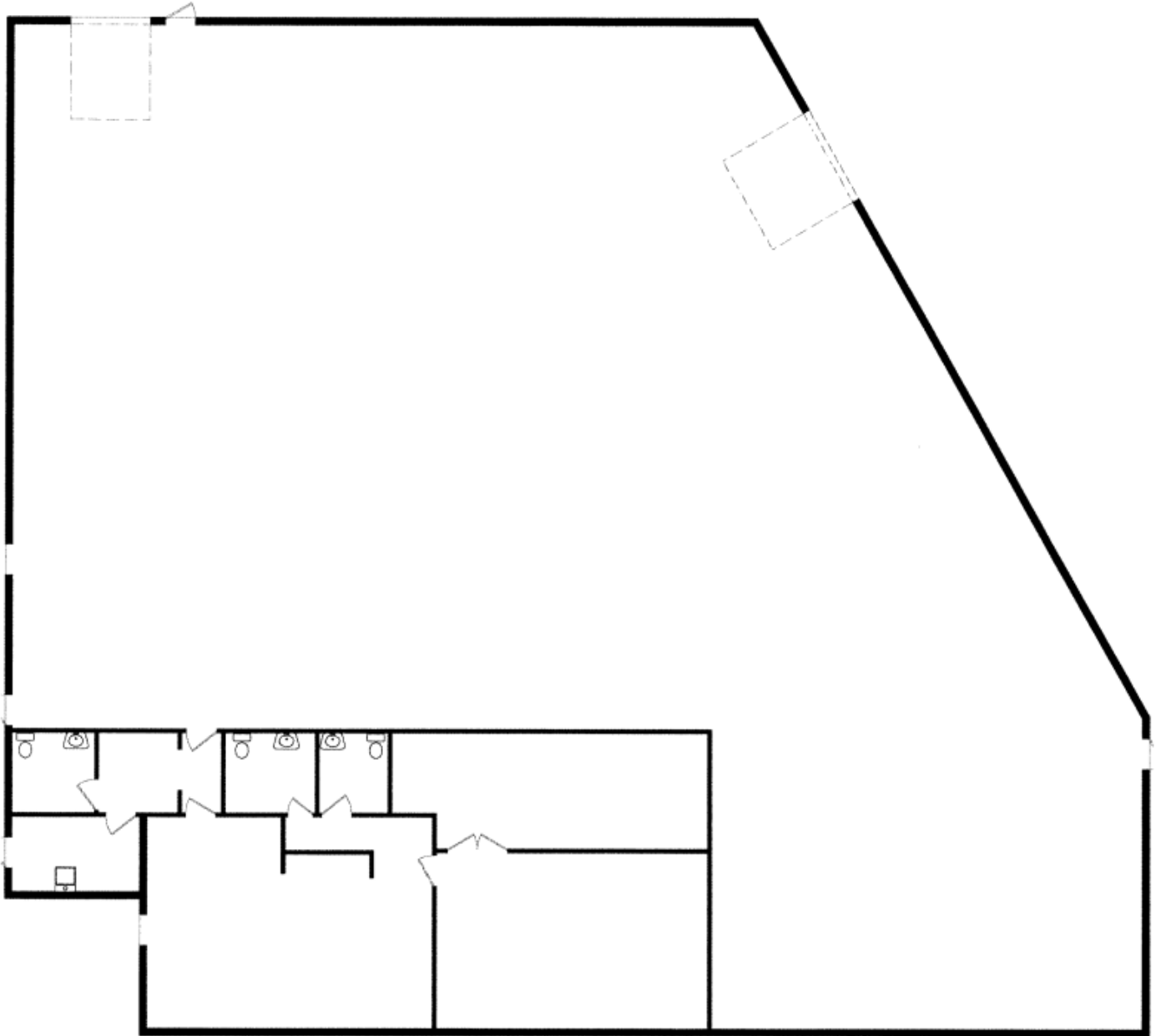
| BUILDING INFO        |                                   | MECHANICAL EQUIP.          |                              |
|----------------------|-----------------------------------|----------------------------|------------------------------|
| Total S/F            | 10,335                            | Air Conditioning           | Office                       |
| Number of floors     | 1                                 |                            |                              |
| Avail S/F            | 10,335                            | Type of Heat               | Gas                          |
|                      |                                   | Sprinkler / Type           | No                           |
| Office Space         | 1,000                             | <b>OTHER</b>               |                              |
| Ext. Construction    | Steel                             | Acres                      | 2.5                          |
| Ceiling Height       | 24'                               | Zoning                     | IG Industrial                |
| Avail overhead doors | 1                                 | Parking                    | +/- 20                       |
| Avail Docks          | 1                                 | State Route/Distance To... | 3 mi to I-84 / .5 mi to Rt 8 |
| Roof                 | Steel                             | <b>TAXES</b>               |                              |
| Date Built           | 1986                              | Assessment                 |                              |
| <b>UTILITIES</b>     |                                   | Appraisal                  |                              |
| Sewer                | Yes                               | Mill Rate                  |                              |
| Water                | Yes                               | Taxes                      | @\$1.25 PSF                  |
| Gas                  | Yes                               | <b>TERMS</b>               |                              |
| Electrical           | 400 amps 120/208 volts<br>3 Phase | Lease                      | \$7.50 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.

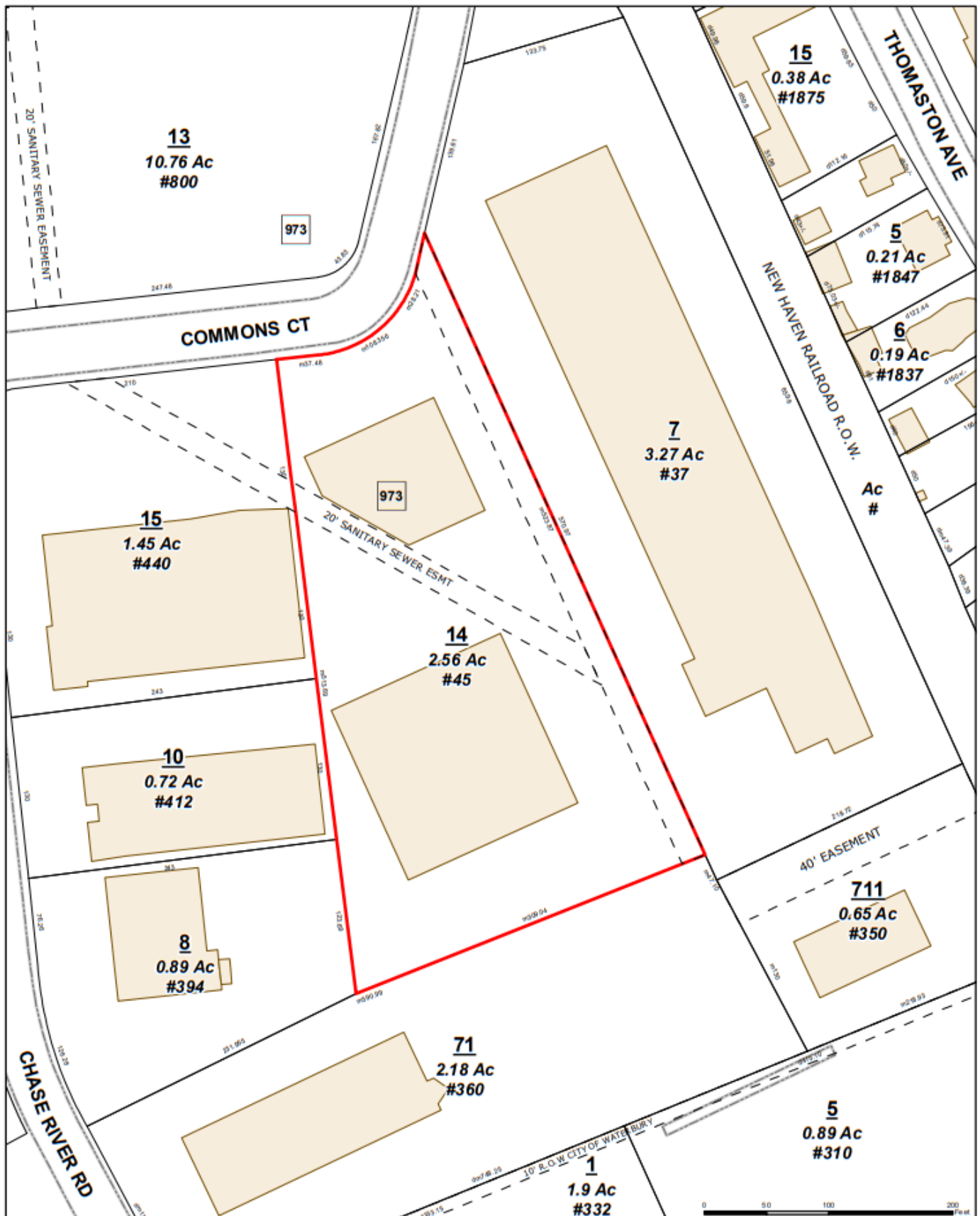






45 Commons Court/ Waterbury  
10,335 s.f./ not to scale

CONTACT: ED GODIN  
E-mail: [Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100



**City of Waterbury**  
Public Works Department

MBL: **0063-0973-0014**  
ADDRESS: **45 COMMONS COURT**

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

