

FOR LEASE

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**1630 Watertown Ave
Waterbury, CT 06708**

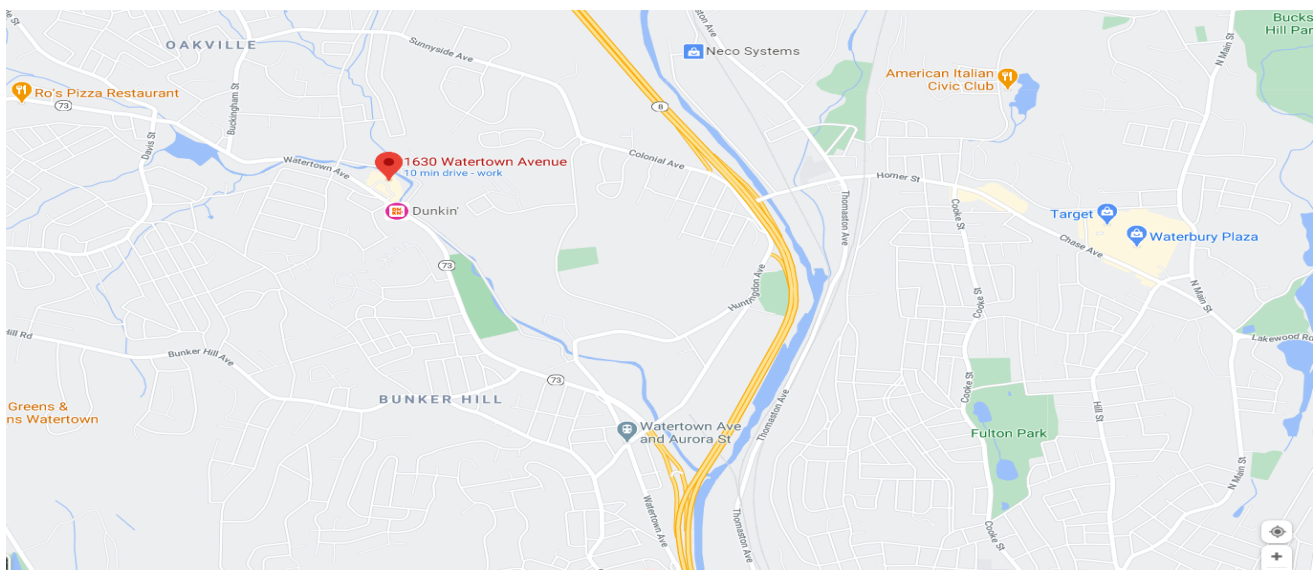
**Excellent Retail Opportunity
Steelbrook Plaza
Two Spaces Available
11,800 +/- (8,500 + 3,300 S/F Adjoining Spaces)
Spaces Sub-dividable
Located on Highly Traveled RTE 73
Ample Parking
Spaces from \$10.75 NNN + Utilities**

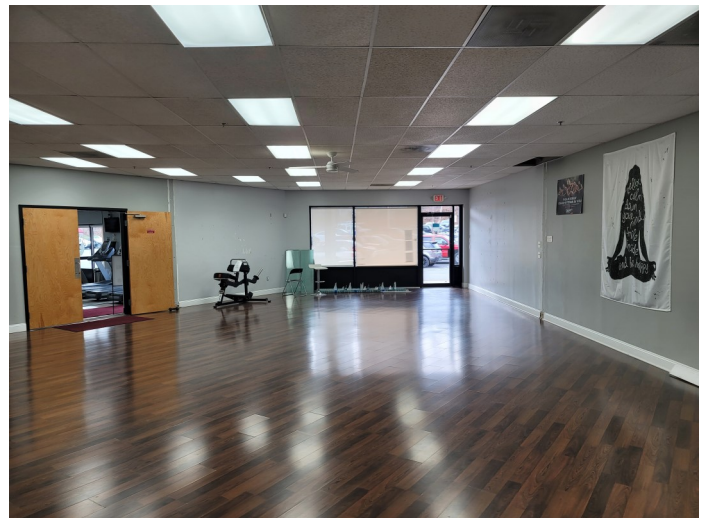
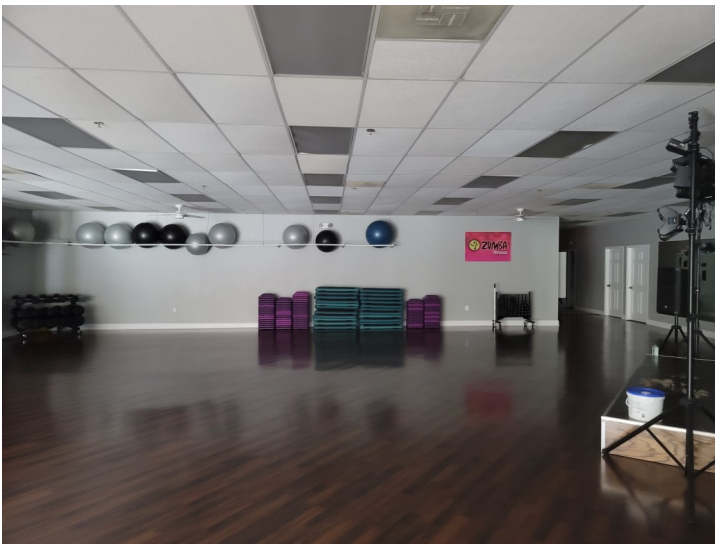


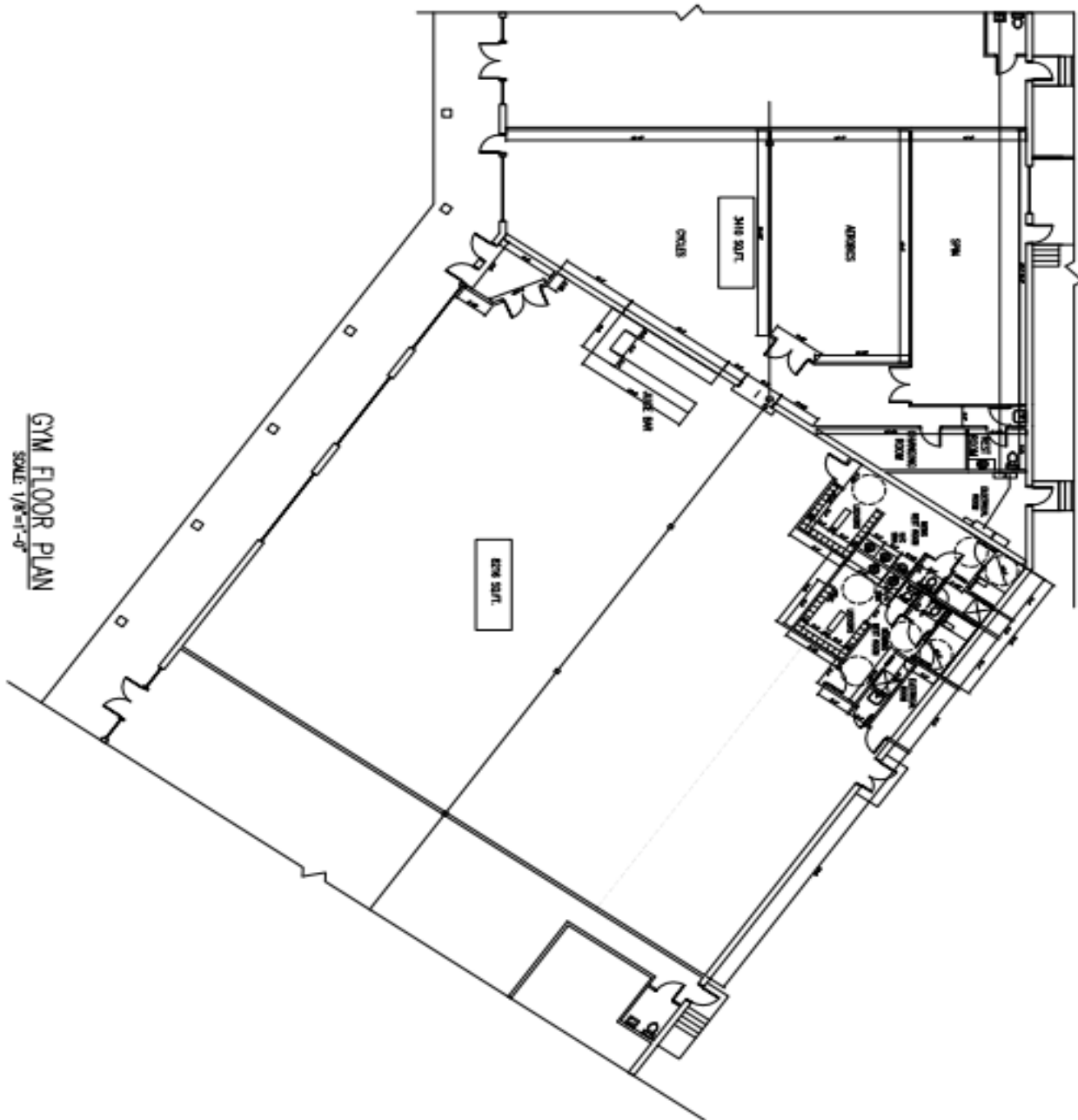
PROPERTY DATA FORM

PROPERTY ADDRESS	1630 Watertown Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	42,500 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	13,000 +/-	Type of Heat	Gas
Office Space		OTHER	
Drive in Doors	N/A	Acres	6
Ext. Construction	Stucco	Zoning	CA
Ceiling Height	16'	Parking	Ample
Roof	Rubber	State Route / Distance To...	
Date Built	1987	TAXES	
UTILITIES		Assessment	
Tenant/Buyer to Verify		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	200 amp	Lease (NNN)	\$10.75 PSF + utilities
		NNN	Est \$7.45 PSF







GYM FLOOR PLAN
SCALE: 1/8"=1'-0"

A-2.2

SHEET NO.

PROJECT: STEELBROOK PLAZA
LOCATION: 1688 WATERTOWN AVENUE
WATERBURY, CONNECTICUT
DRAWING NAME: GYM FLOOR PLAN (REVISED)

DESIGNED BY	CS
CHECKED	CS/AM
APPROVED	CS/AM
DATE	08/11/2010
REVISION	08/11/2010



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