

FOR LEASE



36 Sheffield Street

Waterbury, CT 06704

Office/Warehouse For Lease

Lots of Options

3 Buildings

8,680 +/- S/F of Build to Suit Office Space

2 - Level (Ready April 2024)

14,050 +/- S/F of Warehouse Garage Space

Rates from \$6 - \$14 PSF NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		36 Sheffield Street	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	23,000+/-	Air Conditioning	Office - Central
Number of floors	1	Sprinkler / Type	
Avail S/F	23,000 +/-	Type of Heat	Forced Air
Office Space		OTHER	
Drive in Doors	4 (Bldg 2/3)	Acres	2
Loading Dock	2 (Bldg 3)		
Ext. Construction	Brick Masonry	Zoning	CG
Ceiling Height	11' - Bldg 2 / 28' - Bldg 3	Parking	Plenty on Site
Roof	Flat Rubber	State Route / Distance To...	5/10 to RT 8
Date Built	1950 - 1981	TAXES	
UTILITIES		Assessment	
		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	3 Phase	Lease from	\$6 - \$14 PSF NNN
		(NNN Approx. \$2.50)	Plus Utilities



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.



Bldg 1 2 Level
8,680 +/- S/F
Build to Suit Office
Available Spring of
2024



Bldg 2 3,301 +/- S/F
Retail/Garage
11' Ceiling
Potential for
Additional Drive-In



Bldg 3 10,750 +/- S/F
Minimum S/F 3,700
With Mezzanine
28' Ceiling