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850 Straits Turnpike, Suite 101

Middlebury, CT, 06762

# FOR LEASE



***56 Eagle Street  
Waterbury CT, 06708***

**+/- 10,746 S/F Warehouse on .78 Acres**

**Heavy Power with drive-in Plus Dock Area**

**IG - Heavy Industrial Zoning**

**Located Close to Route 8 and I-84 in  
the Enterprise Zone**

**Lease: \$4.50 PSF NNN**



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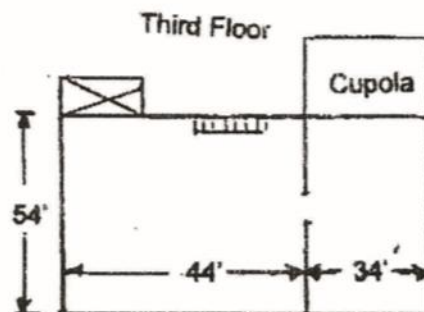
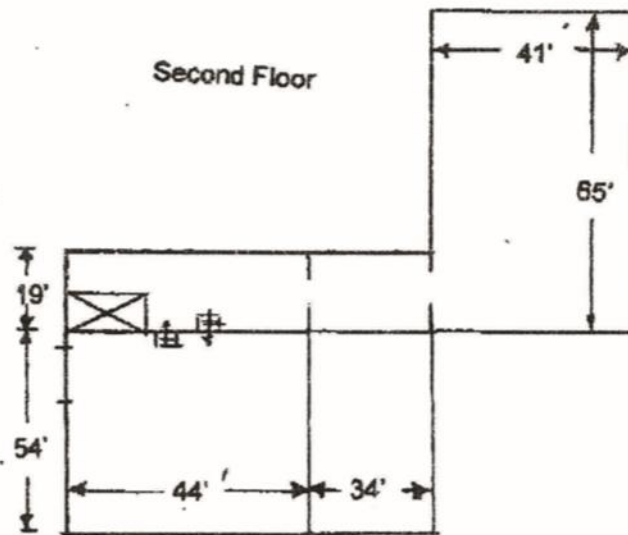
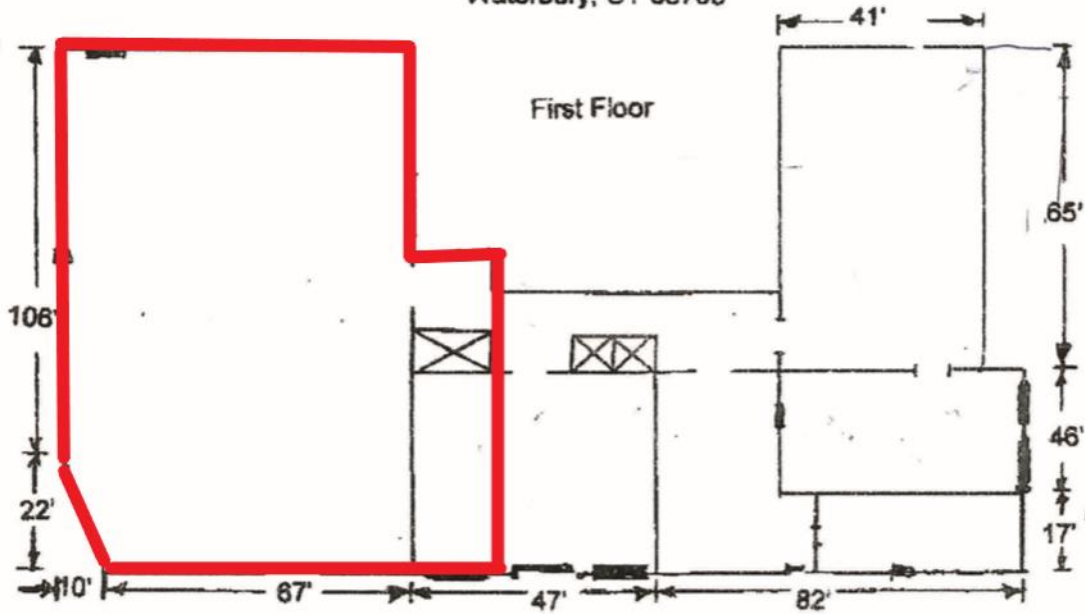
# PROPERTY DATA FORM

PROPERTY ADDRESS	56 Eagle Street
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	34,750	Air Conditioning	None
Number of floors	3	Sprinkler / Type	Yes, Dry
Avail S/F	10,746	Type of Heat	Gas
Ext. Construction	Brick, Solid	OTHER	
Roof	Rubber	Acres	.78
Date Built	1900-1980	Zoning	IG - Heavy Industrial
Ceiling Height	26'	Parking	10 Vehicles
Drive-in Door	2	State Route / Distance To...	I-84/ RT 8 approx. 1 mi
Dock	1	TAXES	
UTILITIES		Assessment	\$240,030.00
		Appraisal	\$342,900.00
		Mill Rate	60.21
Sewer	City	Taxes	\$14,452.20
Water	City	TERMS	
Gas	EverSource	Lease	\$4.50 PSF NNN
Electrical	1,000 Amps 480 Volts / 3 Phase		



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NOT TO SCALE



