

CONTACT: ED GODIN, SIOR

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www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**45 Commons Court
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: \$6.75 PSF NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS	45 Commons Court
CITY, STATE	Waterbury, CT 06704

BUILDING INFO	MECHANICAL EQUIP.
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Total S/F	10,335	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	10,335	Type of Heat	Gas
Office Space	1,000		

OTHER

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...	3mi to I-84 / .5 mi to Rt 8

Roof	Steel
Date Built	1986

TAXES

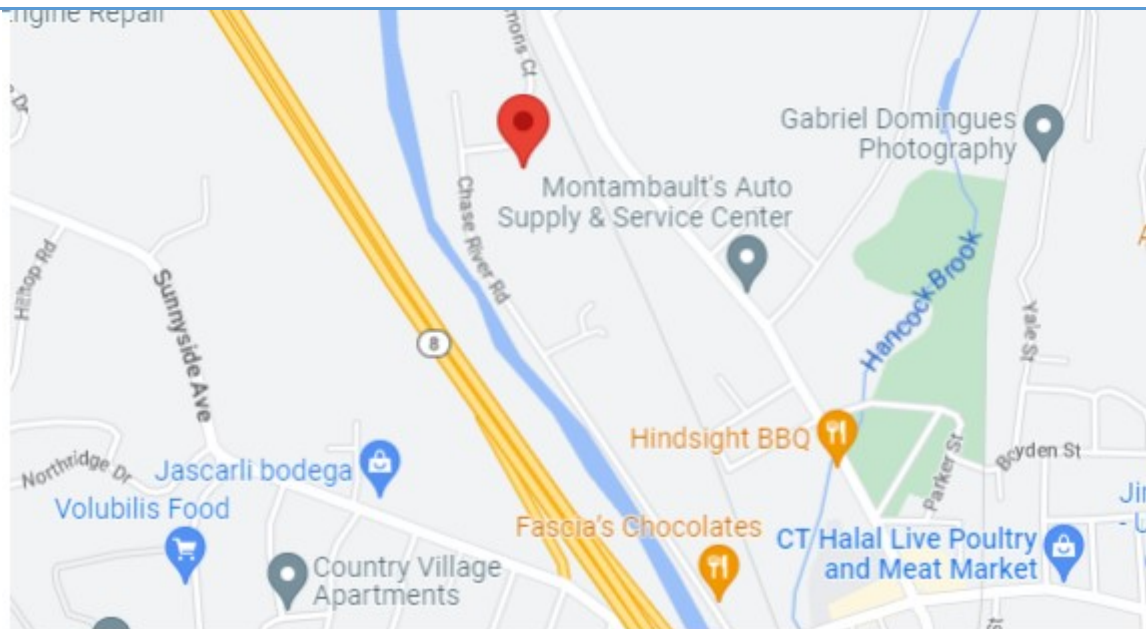
Assessment	
Appraised	
Mill Rate	
Taxes	@\$1.25 PSF

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	400 amps 120/208 volts 3 phase

TERMS

Lease	\$6.75 PSF NNN
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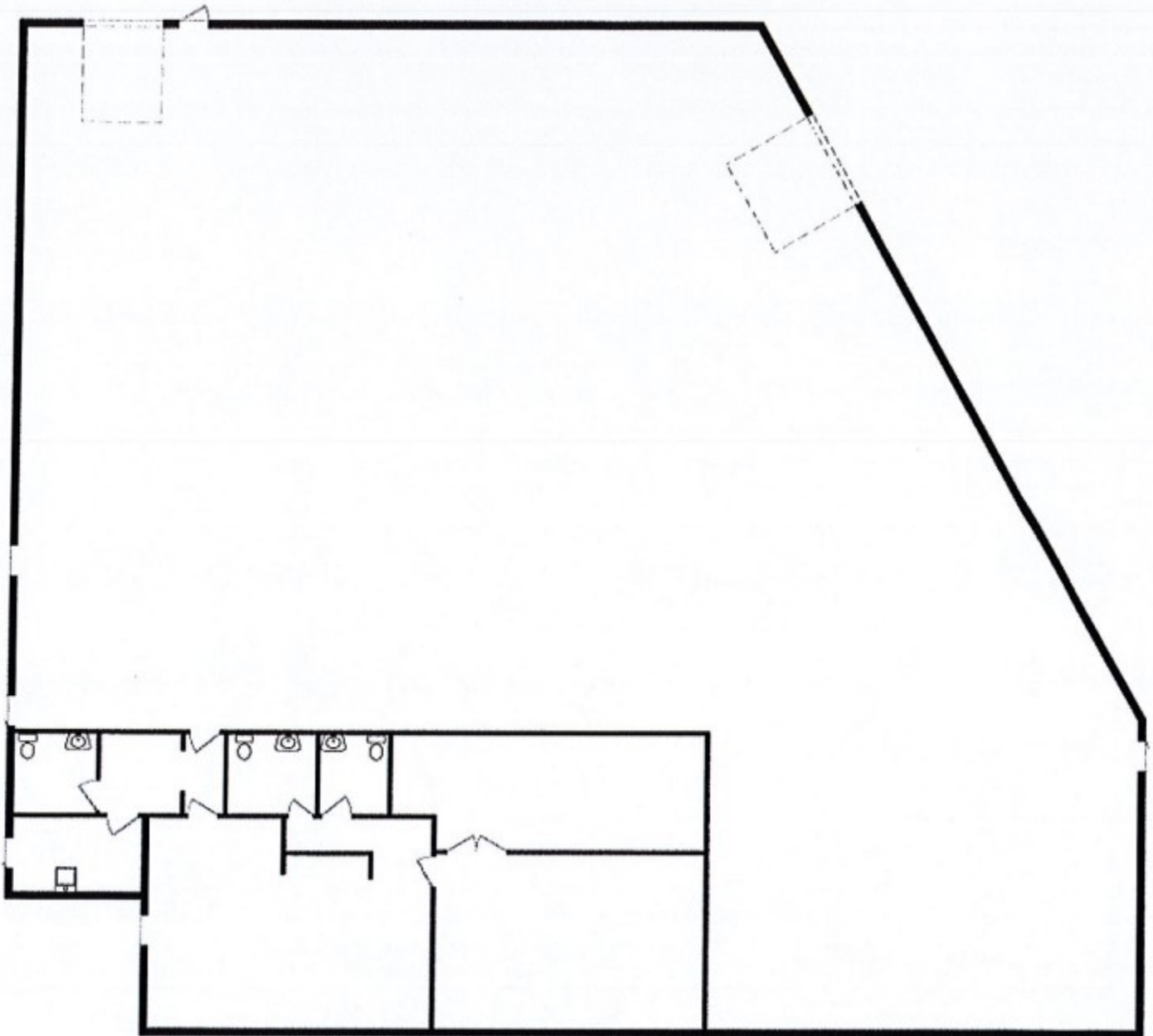


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45 Commons Court , Waterbury

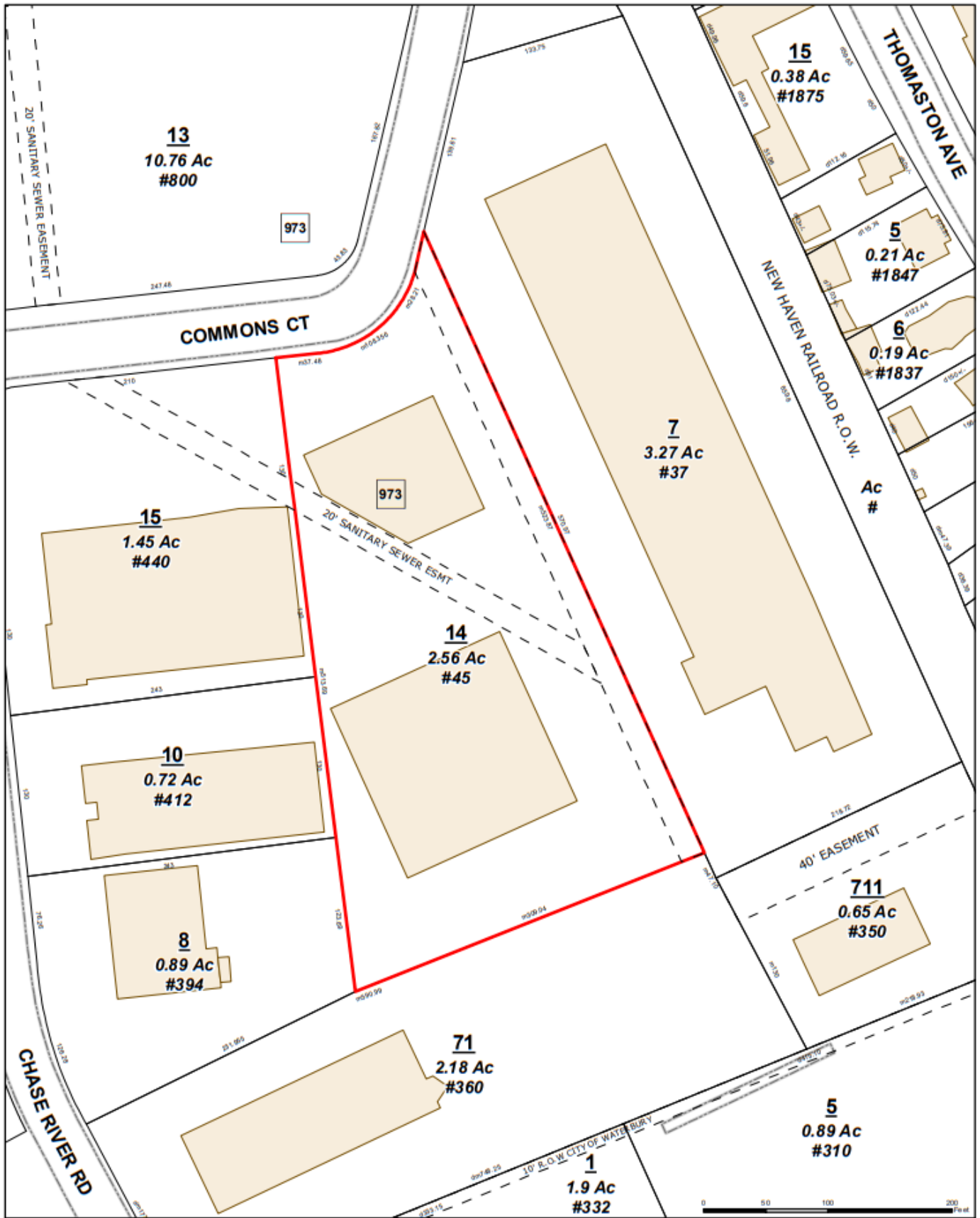
10,335 s.f./ not to scale

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City of Waterbury
Public Works Department

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

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