

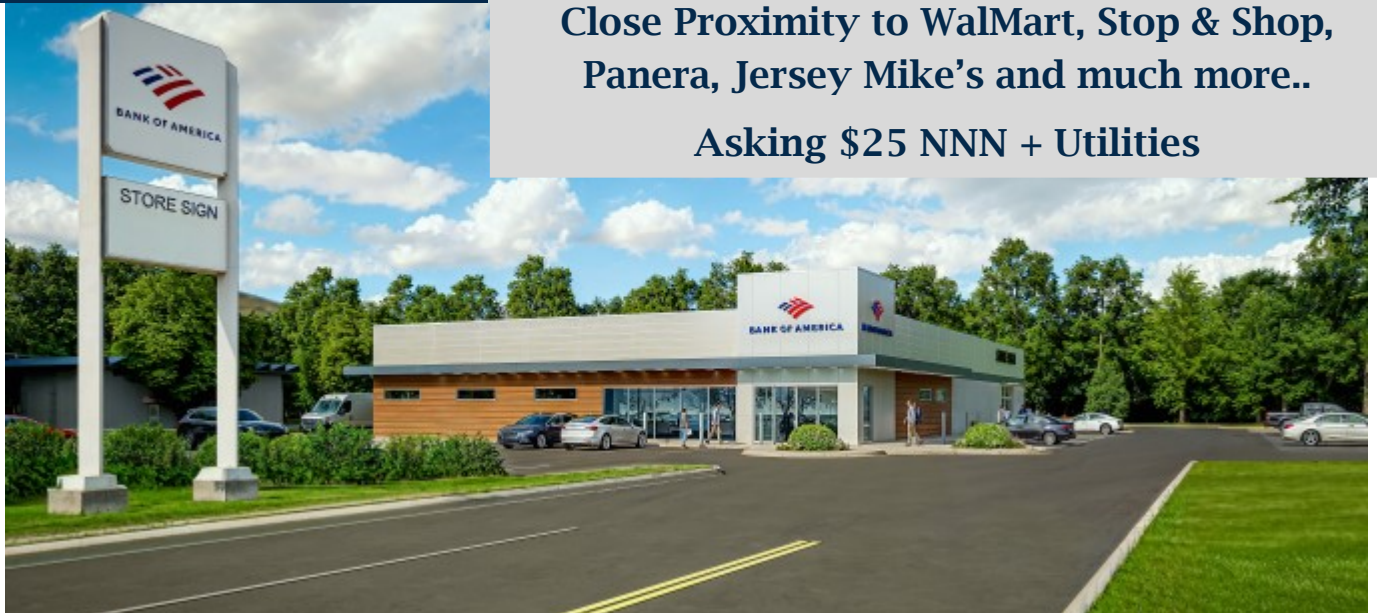
FOR LEASE



***1030 Wolcott Street
Waterbury, CT 06705***

**4,941 +/- S/F Prime Retail/Medical Space
Anchored by Bank of America
Waterbury's Retail Corridor
Close Proximity to WalMart, Stop & Shop,
Panera, Jersey Mike's and much more..**

Asking \$25 NNN + Utilities

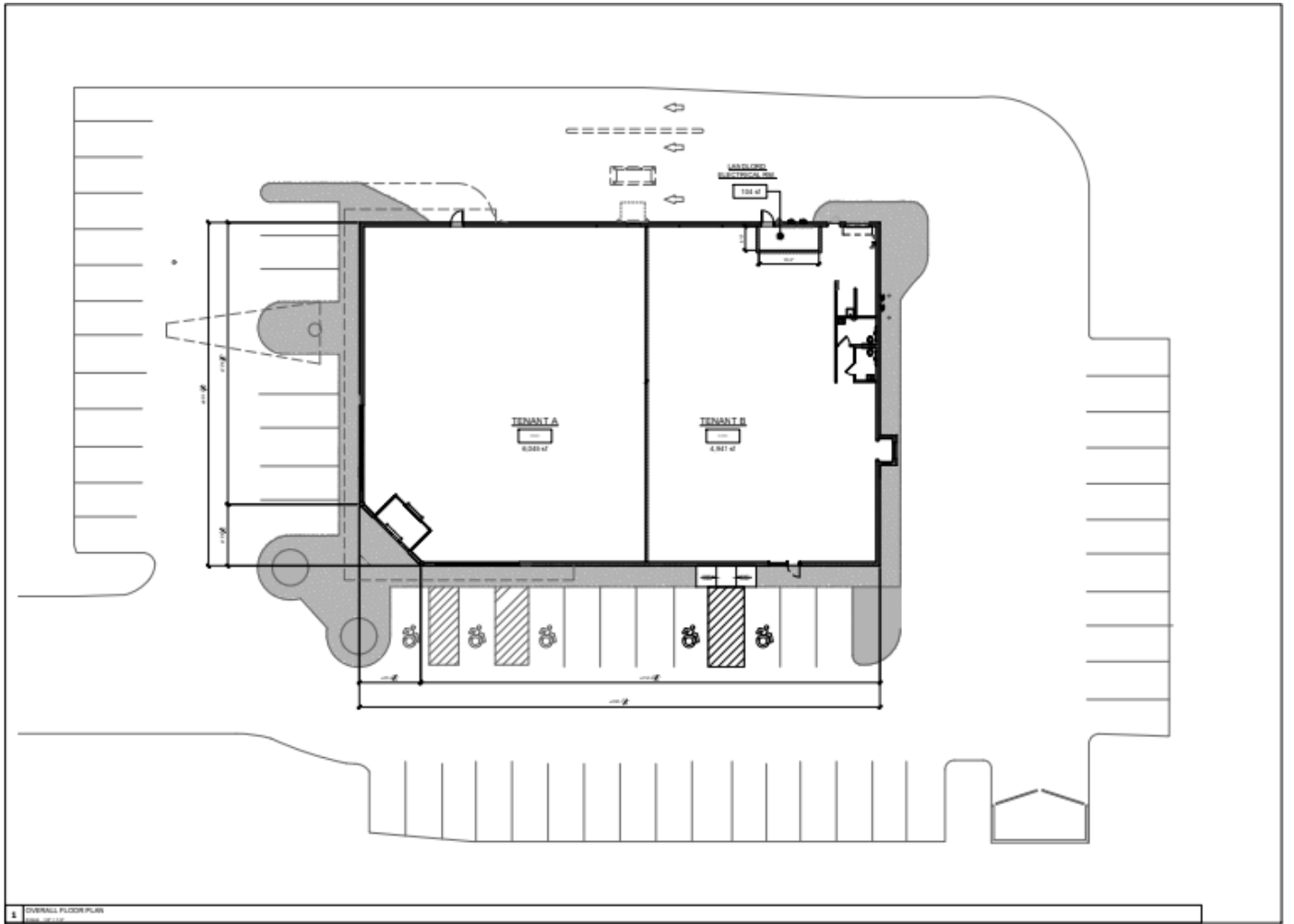


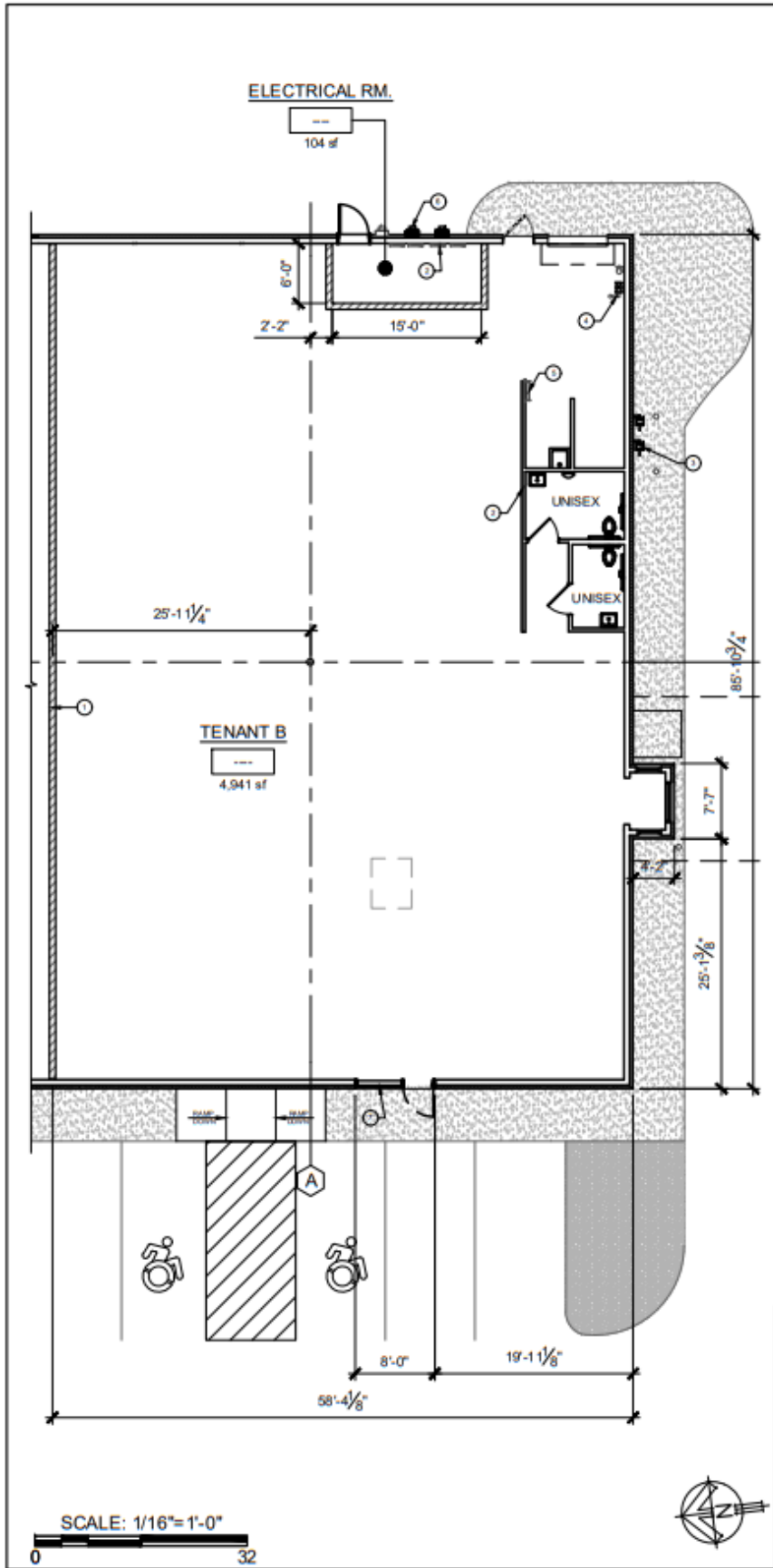
PROPERTY DATA FORM

PROPERTY ADDRESS		1030 Wolcott Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,180 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	4,941 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Brick Block	OTHER	
Ceiling Height	12'-15'	Acres	3.22
Roof	Flat	Zoning	CA
Date Built	1999/ Renov. 2025	Parking	Plenty on Site / 60+ spaces
UTILITIES		TERMS	
Sewer	City	Lease	\$25 NNN + Utilities
Water	City		Nets = \$6.40 estimate
Gas	EverSource		



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.





LOD Submittal Review

- Approved Approved As Corrected
 Rejected Revise And Resubmit

The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be field verified by tenant prior to the development and completion of the tenant fit-out drawings.

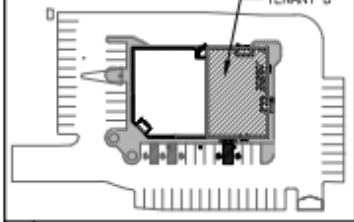
By: _____
Date: _____

REV	DATE	COMMENTS

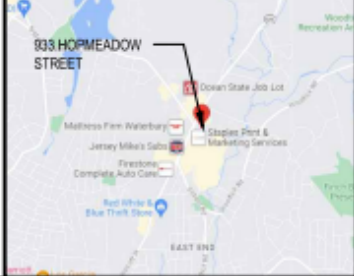
**PRELIMINARY DRAWING
SUBJECT TO FIELD VERIFICATION**

#	DESCRIPTION
1	EXISTING DEMISING WALL
2	EXISTING TENANT'S ELECTRICAL PANELS
3	EXISTING GAS METERS
4	EXISTING WATER METERS
5	EXISTING ROOF HATCH AND LADDER.
6	NEW ELECTRICAL METER
7	EXISTING J-BOX ABOVE 5 TO REFRONT FOR FUTURE TENANT SIGNAGE.

-- KEY NOTES
SCALE: N.T.S.



-- KEY PLAN
SCALE: N.T.S.



**1 LEASE OUTLINE PLAN
SCALE: 1/16" = 1'-0"**

**2 VICINITY PLAN
SCALE: N.T.S.**

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1030 WOLCOTT LLC
INTERIOR RENOVATION
1030 WOLCOTT STREET, WATERBURY CT

LOD-01
LEASE PLAN

DATE: 5/26/2024
DRAWN BY: AJ
CHECKED BY: