

***FOR LEASE***

**CONTACT: ED GODIN, SIOR**

E-mail: [Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)

850 Straits Tpk, Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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



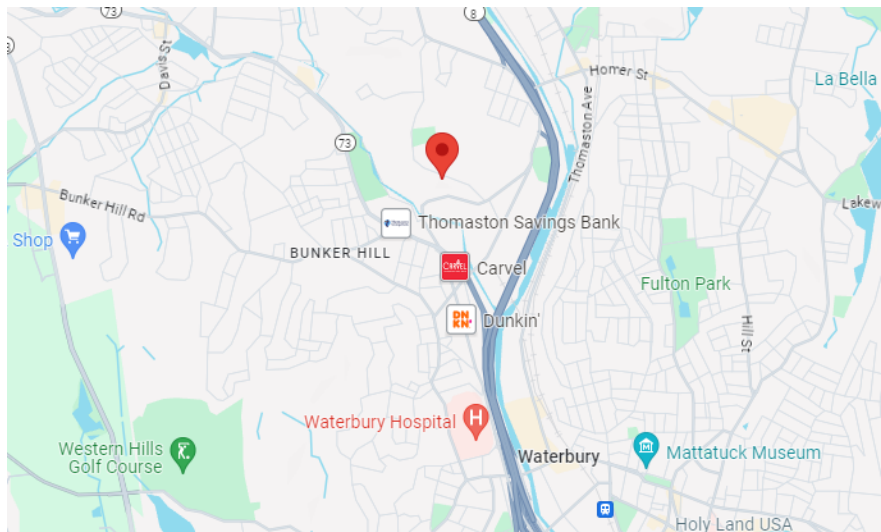
***99 Brookside Road  
Waterbury, CT 06708***

**3,000 +/- S/F Warehouse Unit  
Great Location  
Minutes from RT 8 Highway  
Large Overhead Drive-In Door  
Ideal for Many Warehouse Uses  
Lease \$14.00 S/F Gross + Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS		99 Brookside Road	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,000 +/-	Air Conditioning	No
Number of floors	1		
Avail S/F	3,000 +/-	Type of Heat	Gas
		Sprinkler / Type	No
Office Space	Possible	<b>OTHER</b>	
Ext. Construction	Steel	Acres	2.2
Ceiling Height	16'-18'	Zoning	IP
Avail overhead doors	1 (10' x 14')	Parking	Ample
Avail Docks	0	State Route / Distance To...	2 mi to I-84 / .5 mi to Rt. 8
Roof	Steel	<b>TERMS</b>	
Date Built	2005	Lease Term Flexible	\$14.00 PSF Gross + Utilities
<b>UTILITIES</b>		Sublease Up to September 2029	
Sewer	Yes		
Water	Yes		
Gas	Yes		
Electrical	200 amps		



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.



