

# FOR LEASE



**211 Schraffts Drive  
Waterbury, CT 06705**

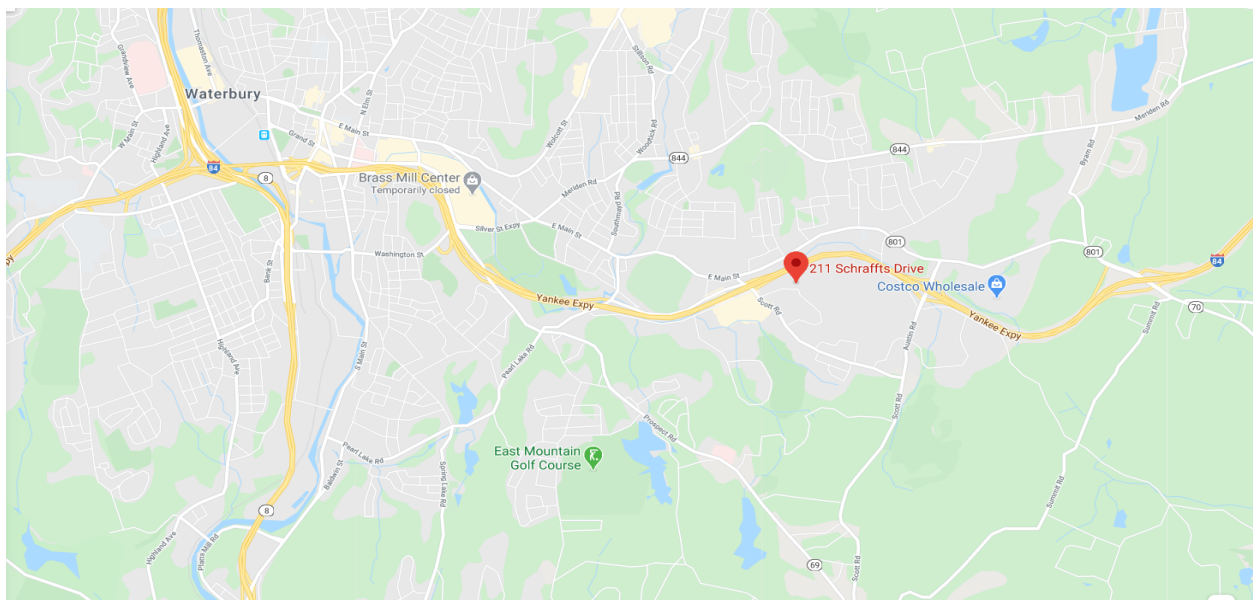
**Affordable Professional Office Space 850 +/- S/F  
Conveniently Located Just off I-84 in Waterbury  
Join Several other Professional Groups in this Small  
Well Kept Office Park**

**Lease: \$1,150.00 Gross + Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>211 Schraffts Drive</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	13,600 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	850 +/-	Type of Heat	Forced Hot Air
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	
Ext. Construction	Wood siding	Zoning	CA
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	2/10- I84
Date Built	1973	<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	Taxes	
		<b>TERMS</b>	
Electrical		Lease	\$1,150.00 Gross + Utilities



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