

FOR LEASE

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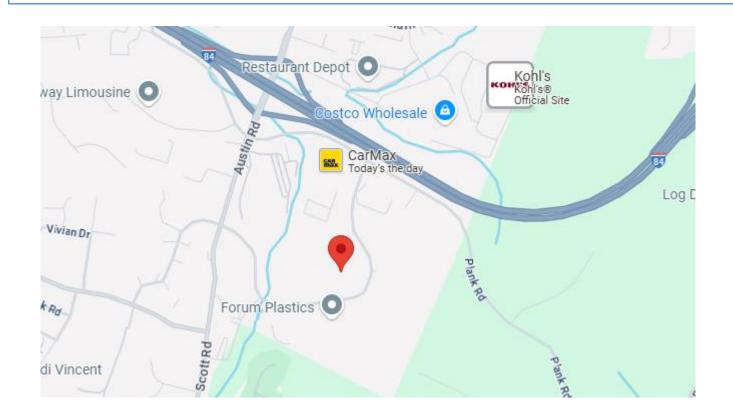


## 84 Progress Lane Waterbury, CT 06705

20,000 +/- S/F of 2nd Floor Office Space Available Former Banking Headquarters Office Park Setting Located Right off I-84 on the City Bus Line Elevator Abundant free on-site parking 6 T1 phone lines with capacity for 25 sub-lines off each Professionally managed and owned Offered at \$6.95-\$10.00 PSF + NNN

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.

PROPERTY ADDRESS		84 Progress Lane		
CITY, STATE		Waterbury	, CT 06705	
<b>BUILDING INFO</b>			MECHANICAL EQUIP.	
Total S/F	150,000 +/-		Air Conditioning	Yes / Trane Units
Number of Floors	2		Sprinkler / Type	Yes
Avail S/F	20,000 +/-		Type of Heat	Gas / Trane Units
			OTHER	
Ext. Construction	Brick/Block		Acres	15.3
Ceiling Height	12'		Zoning	IP
Roof	Carlisle Membrane		Parking	Ample
Date Built	1982		State Route / Distance To	5 mi RT 8 / .5 mi to I-84
UTILITIES			TAXES	
Sewer	City		Assessment	-
Water	City		Mill Rate	
Gas/Oil	Gas		Taxes	
Electrical	2500Amps / 3 Pha	se/ 227/480v	TERMS	
			Lease	\$6.95-\$10 PSF NNN







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