

FOR LEASE



**84 Progress Lane
Waterbury, CT 06705**

**Prime Office & Warehouse Facility
9,000 +/- S/F of Well Appointed Office
Complimented by 5,230 +/- S/F of Warehouse with
14' Ceiling Height - 2 Drive-in Doors
Ideal for Distribution, Light Manufacturing or
Flex Operations**

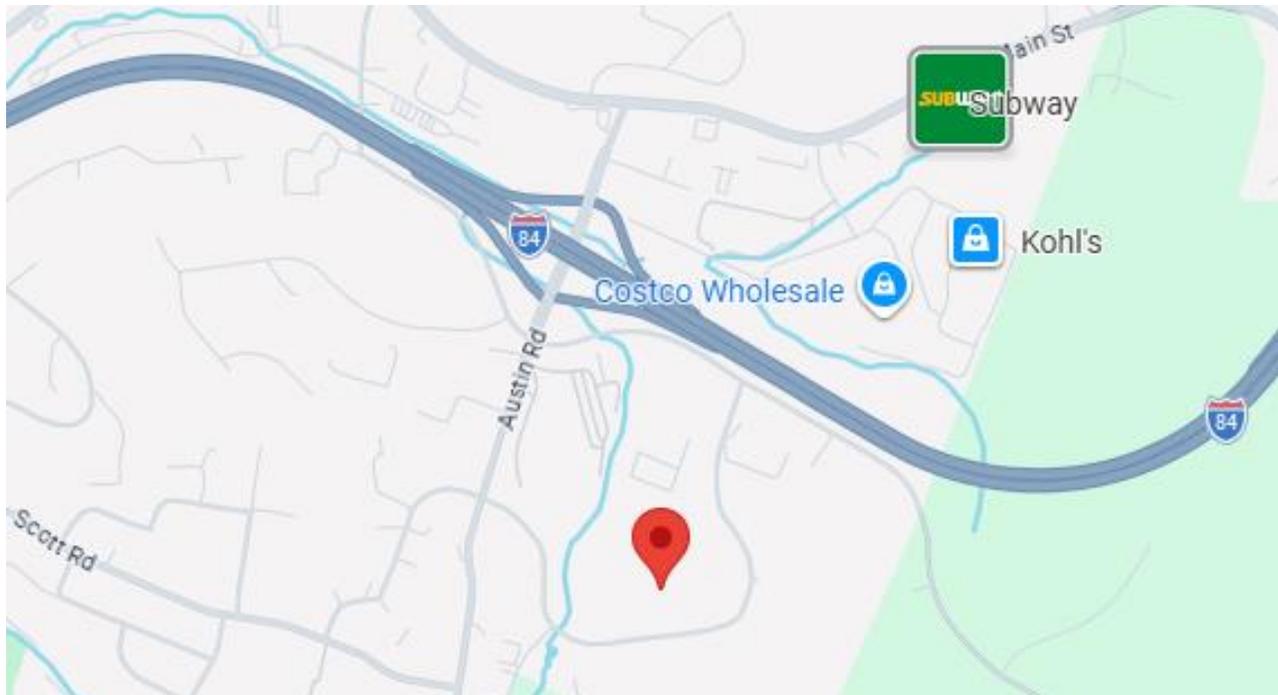
**Along I-84 & Excellent Access to All Major CT Highways
& Regional Markets
Asking \$8.95 NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS	84 Progress Lane, 1st Floor
CITY, STATE	Waterbury, CT 06705

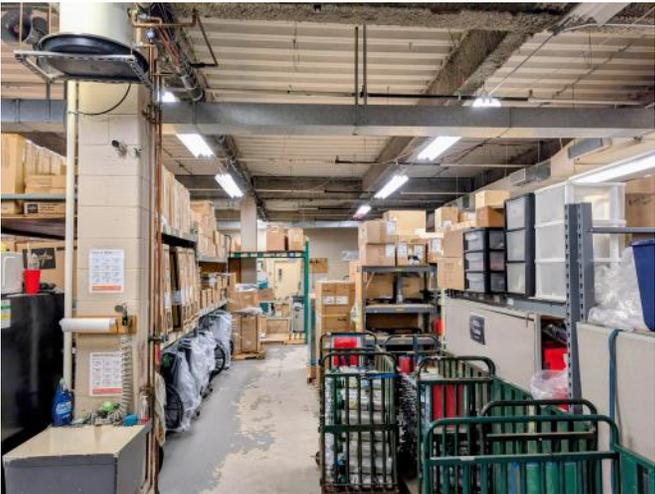
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,000 +/-	Air Conditioning	Central Air
Number of Floors	1	Sprinkler / Type	Yes
Avail S/F	14,230 +/-	Type of Heat	FHA
Office Space	9,000 +/-	OTHER	
Warehouse	5,230 +/-	Acres	15.3
Total/Avail Drive-in	2	Zoning	IP
Ext. Construction	Brick Block	Parking	Plenty on Site
Ceiling Height	14' (12' to Beam)	State Route / Distance To...	
Roof	Carlisle Membrane	TAXES	
Date Built	1982	Assessment	
UTILITIES		Mill Rate	
Sewer	City	Appraisal	
Water	City	Taxes	
Gas/Oil	Gas	TERMS	
Electrical	2500 Amps - 3Phase - 227/480 v	Lease	\$8.95 NNN

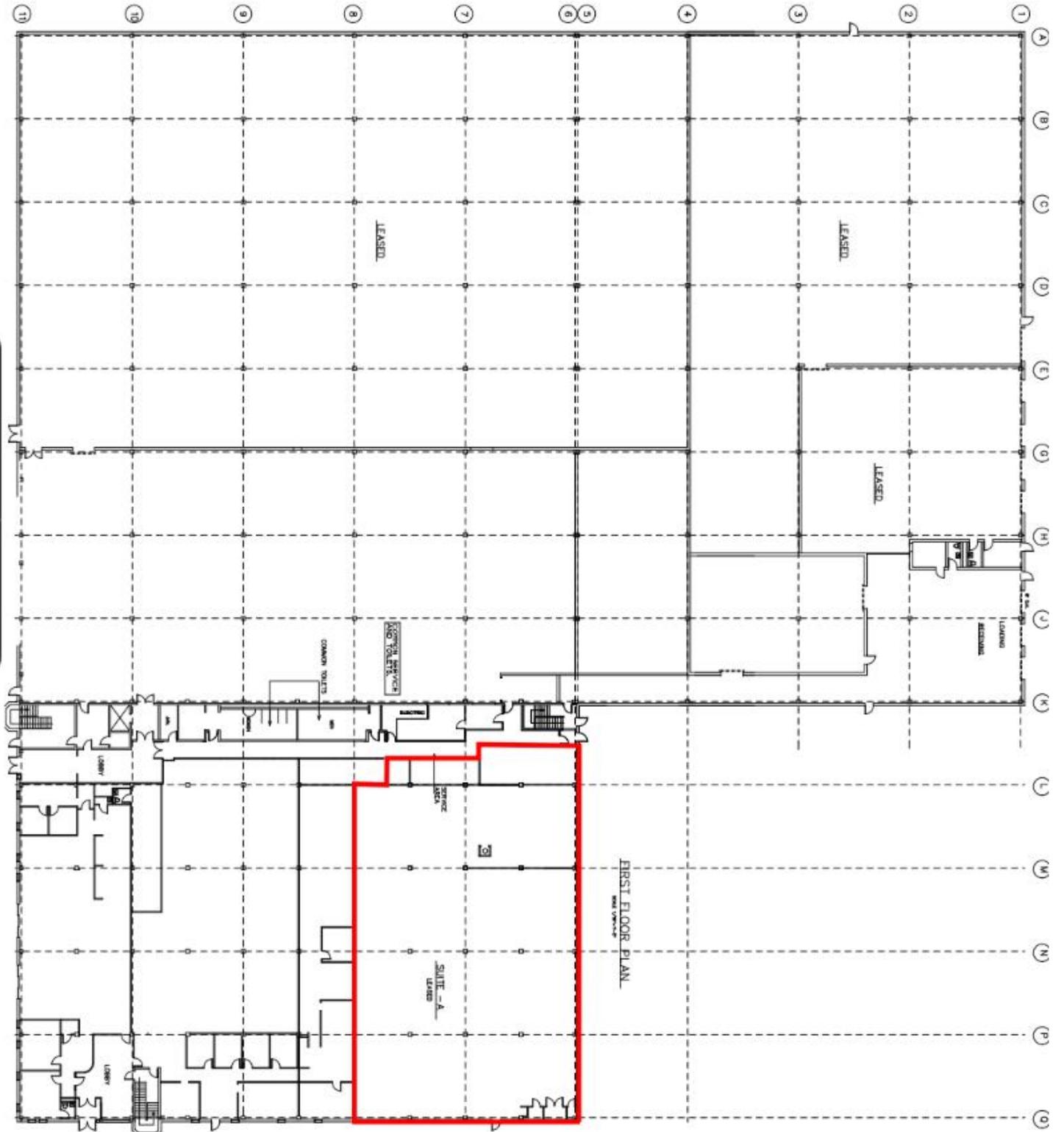


9,000 +/- S/F Office Space



**5,230 +/- S/F Warehouse Space
with Drive-in Door**





84 PROGRESS LANE

