

# FOR LEASE



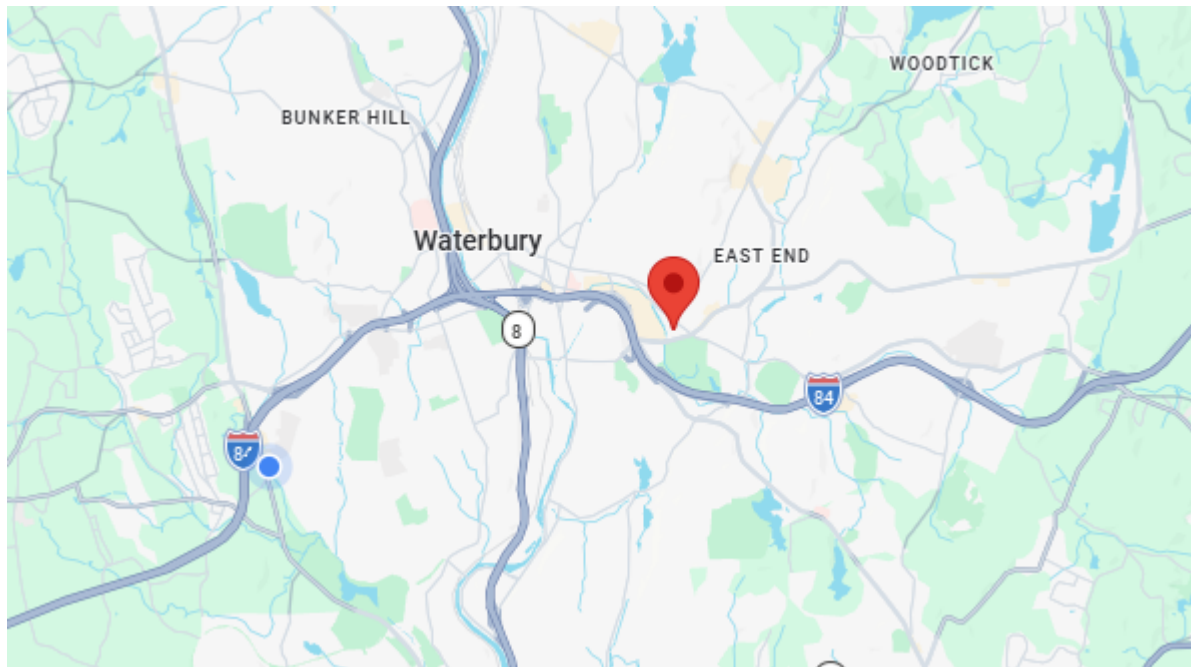
**18 Silver Street  
Waterbury, CT 06705**

**2,160 +/- S/F Warehouse/Flex Space  
Fully Renovated - New Roof to Heating  
Ideal for Warehouse, E-Commerce, or Retail Use  
Prime Location off East Main Street  
Near Highway Access  
Lease: \$10 PSF + NNN + Utilities**



# PROPERTY DATA FORM

|                         |                               |                           |                        |
|-------------------------|-------------------------------|---------------------------|------------------------|
| <b>PROPERTY ADDRESS</b> |                               | 18 Silver Street          |                        |
| <b>CITY, STATE</b>      |                               | Waterbury, CT 06705       |                        |
| <b>BUILDING INFO</b>    |                               | <b>MECHANICAL EQUIP.</b>  |                        |
| Total S/F               | 2,160 +/-                     | Air Conditioning          |                        |
| Number of floors        | 1                             | Sprinkler / Type          |                        |
| Avail S/F               | 2,160 +/-                     | Type of Heat              | Forced Hot Air         |
|                         |                               | <b>OTHER</b>              |                        |
|                         |                               | Acres                     | .17                    |
|                         |                               | Zoning                    | CG                     |
|                         |                               | Parking                   | Plenty on Site         |
| Roof                    | Flat Rubber - New             | State Route/Distance to.. | 5/10 to I-84           |
| Ext. Construction       | Brick                         | <b>TAXES</b>              |                        |
| Ceiling Height          | 20'                           | Assessment                |                        |
| Date Built              | 1926/ Total Renov. 2026       | Appraisal                 |                        |
| <b>UTILITIES</b>        | <b>Buyer/Tenant to Verify</b> | Mill Rate                 |                        |
| Sewer                   | City                          | Taxes                     |                        |
| Water                   | City                          | <b>TERMS</b>              |                        |
| Gas/Oil                 | Gas                           | Lease                     | \$10 + NNN + Utilities |
| Electrical              | 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.



