

FOR LEASE

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***1177 New Haven Rd
Naugatuck, CT 06770***

Retail/Office Space Available

1,006 +/- S/F

Ideal for Medical, Lab or Professional Use

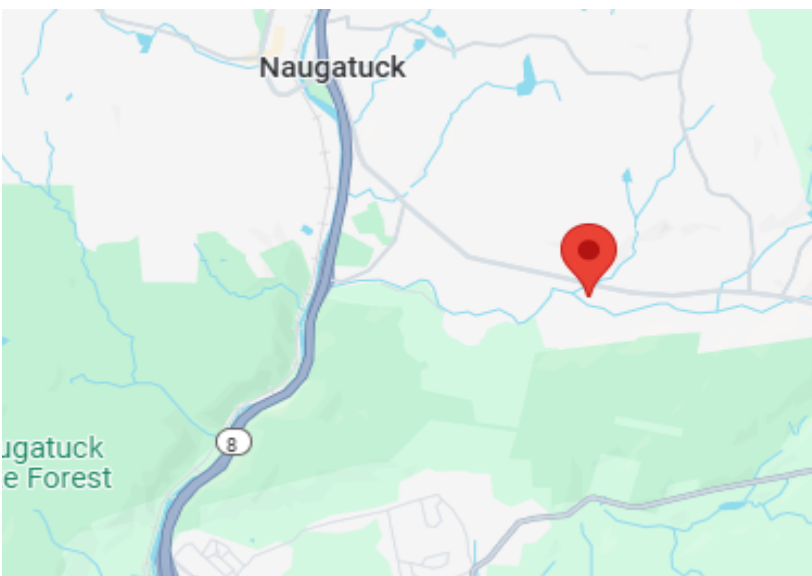
Neighborhood Plaza on RT 63

High Visibility - Ample Parking

Lease \$2,000 Mod Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		1177 New Haven Road	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,090 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,006 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Masonry	OTHER	
Ceiling	10'	Acres	1.71
Roof	Metal	Zoning	RA1
Date Built	2015	Parking	Plenty on Site
		State Route / Distance To...	3 miles to RT 8
		TAXES	
		Assessment	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	Eversource	Taxes	
		TERMS	
Electrical		Lease	\$2,000 Mod Gross + Utilities



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