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FOR LEASE

Full Procuring Broker Fee



**567 South Leonard Street
Waterbury, CT 06708**



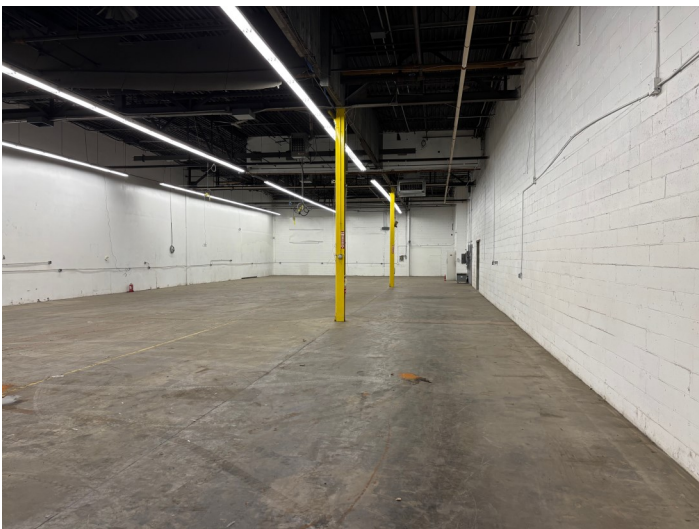
**Round House Industrial Park
20,010 +/- S/F Building 1
Nice Warehouse or Manufacturing
Space**

**1 Dock/1 Drive - in door
18' Ceilings - Heavy Power
Fully Air-Conditioned
Outside Yard Area Available
Easy access to I-84 and Route 8
Enterprise Zone**

Offered at: \$6.75 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		567 South Leonard St	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	105,744	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes/ dry
Avail S/F	20,010 +/-	Type of Heat	Gas
Office space	500 +/-	OTHER	
Available docks	1	Acres	8
Available overhead doors	1	Zoning	IG
Ext. Construction	Masonry	Parking	Ample
Ceiling Height	18'	State Route / Distance To...	Route 8/.2 mile
Date Built	1970	Interstate/ distance to	I-84 /.5 mile
UTILITIES		TAXES	
Sewer	City	Assessment	\$1,990,590.00
Water	City	Mill Rate	55.50
Gas	Yankee Gas	Taxes	\$110,477,745.00
Electrical Amps/Volts/Phase	1,200/480/3	TERMS	
		Lease	\$6.75 PSF NNN



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567 Bldg 1 - FLOOR 01

