Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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FOR SUBLEASE



1 Mattoon Rd
Waterbury, CT 06708

2,000 +/- Industrial/Contractor Space
18' Ceilings & Oversized 12' x 14' Drive-in Door
Ideal for Contractors
Located in Secured Industrial Park
Lease $8 PSF + Utilities

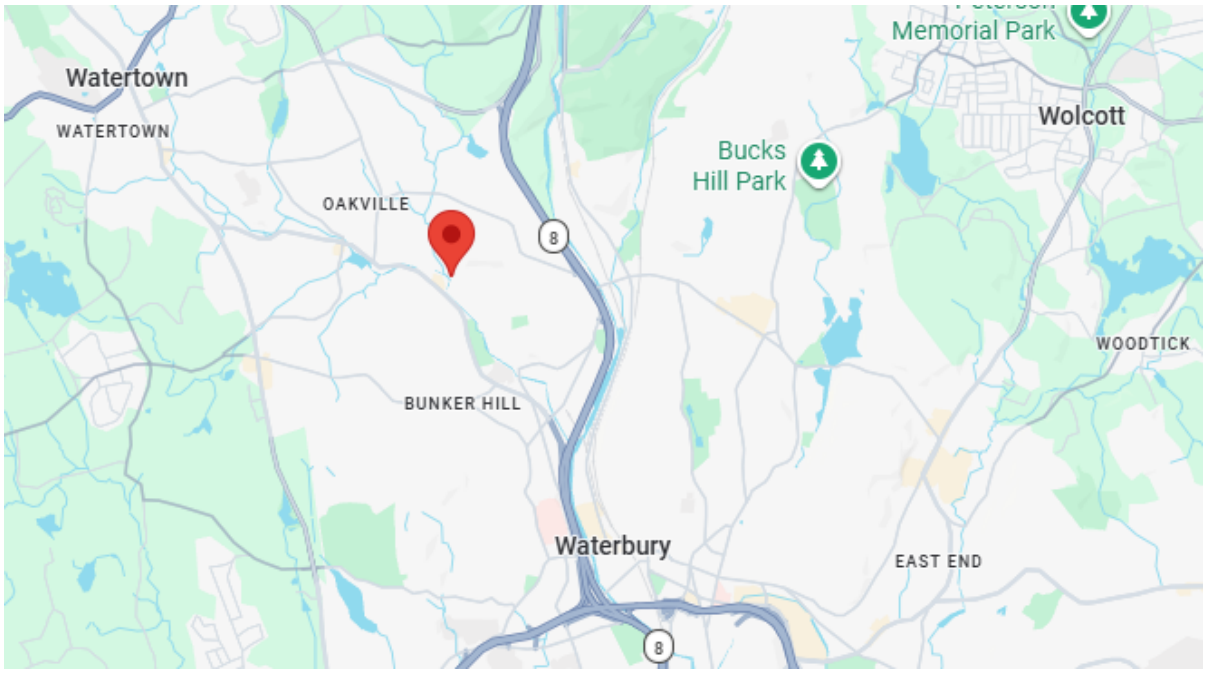


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PROPERTY DATA FORM

PROPERTY ADDRESS	**1 Mattoon Rd**
CITY, STATE	**Waterbury, CT 06708**

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	2,000 +/-	Type of Heat	Forced Air Duct
		OTHER	
Total/Avail Drive-in Door	1	Acres	.31
Ext. Construction	Metal	Zoning	TC
Ceiling Height	18’	Parking	Plenty On Site
Roof	Flat Metal	State Route / Distance To…	Minutes to state RT 44
Date Built		**TAXES**	
		Assessment	
UTILITIES	**Tenant/Buyer to Verify**	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Gas	**TERMS**	
Electrical	100 amps	Lease	$8 PSF + Utilities



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