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

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Middlebury, CT, 06762

FOR LEASE



91 Schrafft's Drive
Waterbury, CT 06705

Your Practice Belongs Here!
Office Space Available in Well-Maintained Building
Minutes from I-84 with Generous On-Site Parking & ADA Access

1 Suite Available
1,228 +/- S/F Professional Office

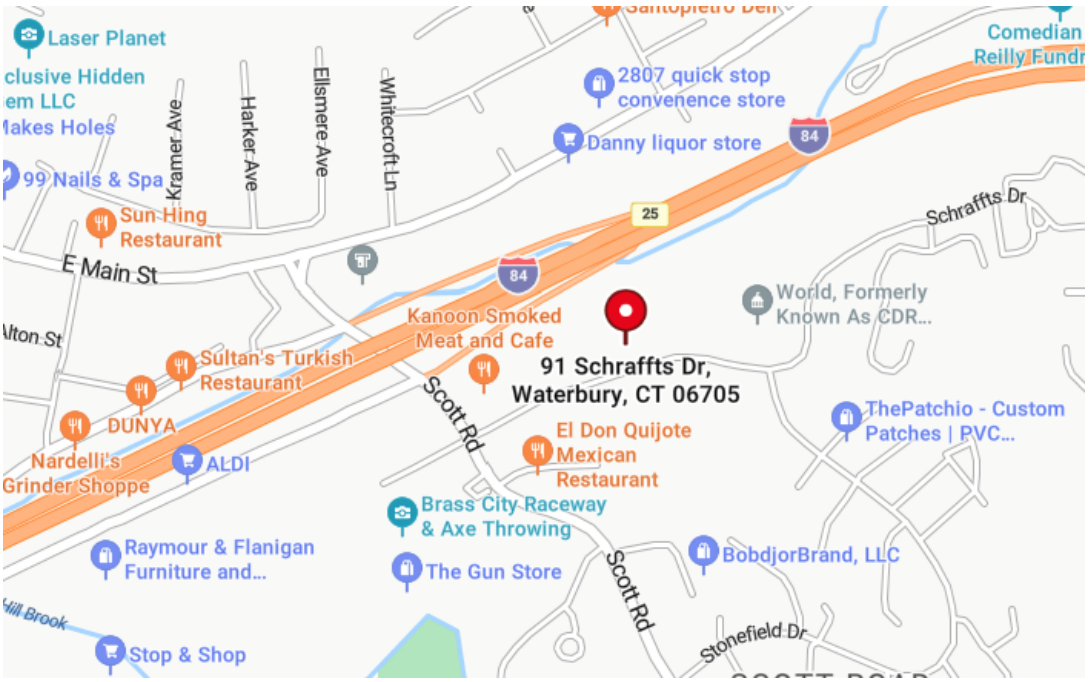
Asking $14 Gross + Utilities

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.

PROPERTY DATA FORM

PROPERTY ADDRESS	**91 Schrafft's Drive**
CITY, STATE	**Waterbury, CT 06705**

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,276 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	1,228 +/-	Type of Heat	Hot air
		OTHER	
Ext. Construction	Brick	Acres	1.26
Ceiling Height	9'	Zoning	CA
Roof	Rubber	Parking	Plenty on Site (56)
Date Built	1990	State Route / Distance To…	2/10 to I-84
		TAXES	
		Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	**TERMS**	
Gas/oil	Gas	Lease	$14 Gross + Utilities
Electric	Eversource		



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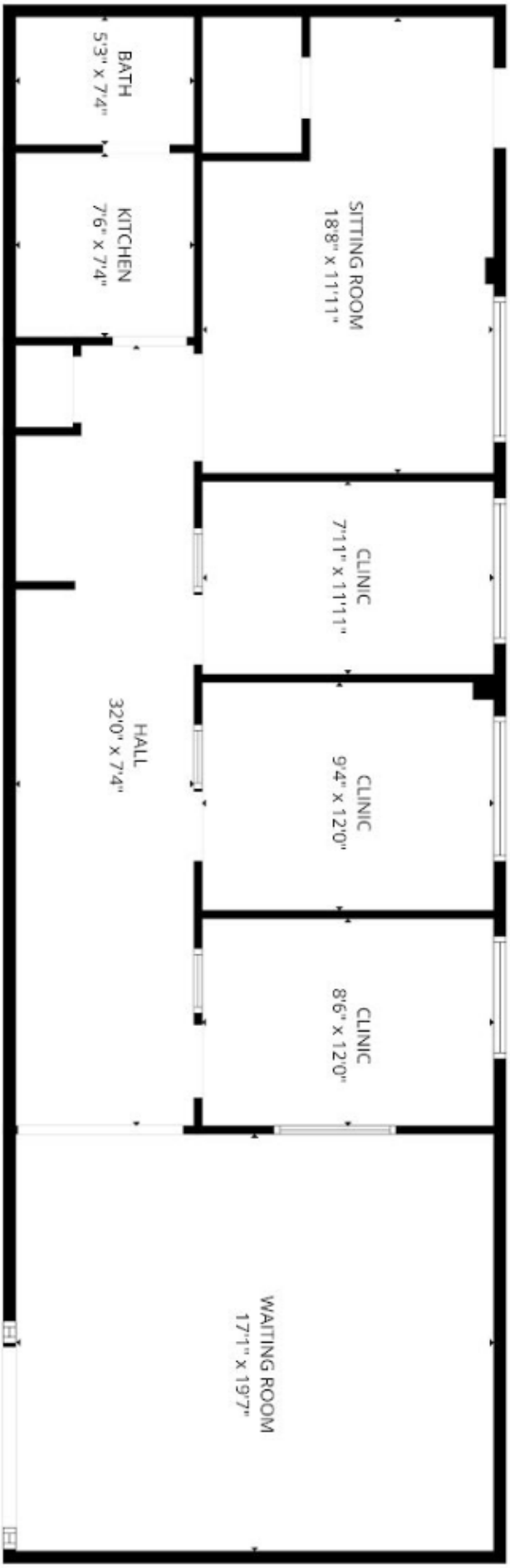
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