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

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FOR LEASE



97 Sharon Road
Waterbury, CT 06705

14,630 +/- S/F Freestanding Industrial Building
Ideal for Manufacturing, Assembly or Warehousing
Good Location Minutes to I-84 and Route 8 Highways
2,180 +/- S/F Office Area with
Loading Dock Platform & Drive-in Door Access
Great Parking & Newer Mechanicals
Lease Rate: $6.75 NNN



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	**97 Sharon Road**
CITY, STATE	**Waterbury, CT 06705**

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,630 +/-	Air Conditioning	Offices
Number of floors	1	Sprinkler / Type	Wet
Avail S/F	14,630 +/-	Type of Heat	Gas/ Hot Air
Office space	+/- 2,180	**OTHER**	
Ceiling Height	12’	Acres	.93
Avail docks	1 + Dock Platform	Zoning	Industrial
Avail overhead doors	1 via Ramp	Parking	Ample
Roof	Asphalt & PVC	State Route / Distance To…	I-84 3 mi / RT 8 3 mi
Ext. Construction	Masonry	**TAXES**	
Date Built	1965	Assessment	$483,840.00
UTILITIES	**Tenant/Buyer to Verify**	Appraisal	$691,200.00
Sewer	Yes	Mill Rate	43.34
Water	Yes	Taxes	$20,969.63
Gas	EverSource	**TERMS**	
Electrical	800 Amps	Lease	$6.75 NNN
	480v / 3ph		

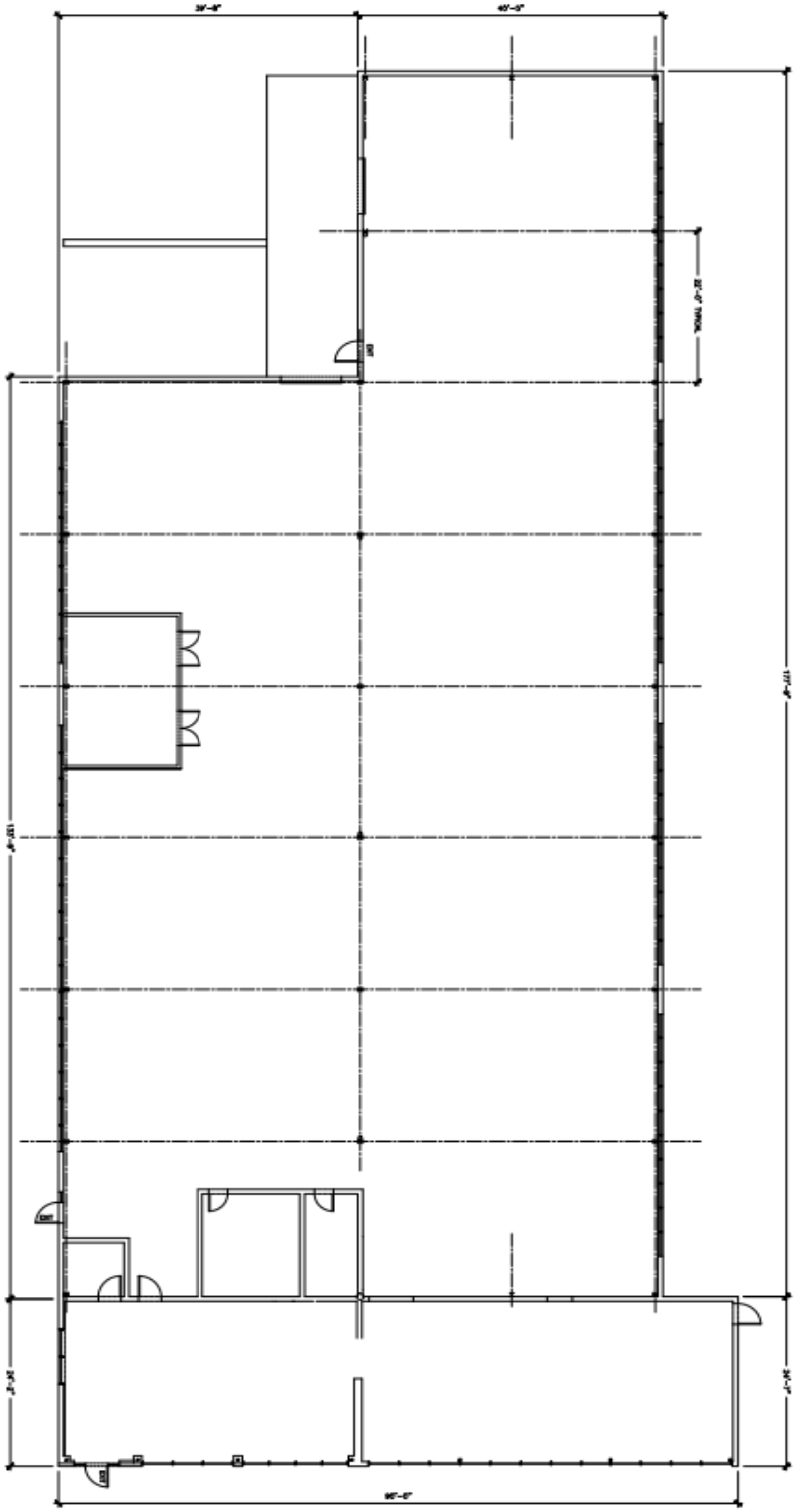


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1 SK.2 OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

2,180 S/F BUSINESS
12,450 S/F MANUFACTURE
14,630 S/F TOTAL

PROJECT

FEASABILITY FLOOR PLANS
151 SHARON ROAD
WATERBURY, CONNECTICUT

REVISIONS

DATE JANUARY 27, 2021
DRAWN DCZ
SCALE AS NOTED
FILE WATLDWG

SHEET TITLE
OVERALL FLOOR PLANS

SHEET NO.
SK.2

B-Z
(860) 877-2402
SOUTHINGTON.CT