

CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



**185 HUNTINGDON AVE.
WATERBURY, CT. 06708**

**27,100 SQ FT AVAILABLE / WAREHOUSE - MANUFACTURING - OFFICE SPACE
LEASE RATE: \$6.95/SF NNN**



UNIT HIGHLIGHTS:

- +/- 2,400 SF OFFICE SPACE
- CLOSE PROXIMITY TO I-84 / RT 8 / I-691
- LARGE 12' X 14' & 12' X 12' DRIVE IN DOORS
- TWO 8' X 10' LOADING DOCKS
- AIR CONDITIONED WAREHOUSE SPACE
- LARGE YARD SPACE

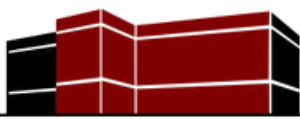
For more information contact:

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Property Owned and Managed by: Cornerstone Realty, Inc.

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



PROPERTY OVERVIEW:

The property is divided in sections with section (1) of office space offers +/- 2400 square feet of air conditioned area. Section (2) Industrial light manufacturing provides +/- 13,000 square feet with a 18' clear height and section (3) of +/- 11,700 square feet of industrial light manufacturing space with a clear height of 14'. The property is one-story.

LEASE INFORMATION:

- BUILDING SF: +/- 27,100 SF
- WAREHOUSE SF: +/- 24,700 SF
- OFFICE SF: +/- 2,400 SF
- TERM: 3+ YEARS
- RENTAL RATE: \$6.95/SF/YR
- ZONING: IP/ INDUSTRIAL
- AVAILABILITY: NOW

MECHANICAL EQUIPMENT:

- OFFICE A/C: YES
- SHOP A/C : NO
- OFFICE HEAT: YES (NATURAL GAS)
- SHOP HEAT: YES (NATURAL GAS)
- SPRINKLERS: YES/WET

UTILITIES:

- TYPE OF HEAT: GAS, HOT AIR
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 1600 AMP 480V HEAVY
- WATER & SEWER: PUBLIC

LAND:

- AREA: 5.1 ACRES
- PARKING: 50 SPACES
- RAIL ON SITE: NO



BUILDING FEATURES:

- CEILING HEIGHT: 14' - 18'
- DRIVE IN DOORS: 3
- EXTERIOR DOCK DOORS: 2
- LEVELERS: 2 EXTERNAL
- ROOF TYPE: METAL
- CONSTRUCTION: METAL
- FLOORS: 1 (CONCRETE)
- YEAR BUILT: 1968
- OFFICE SPACE: +/-2400 SF
- RESTROOMS: 4

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