![Cornerstone Realty, Inc. logo — YOUR FOUNDATION FOR BUILDING SUCCESS™]

240 EAST AURORA ST. SUITE 200, WATERBURY, CT. 06708
+/- 5000 SQ. FT. WAREHOUSE / GARAGE
LEASE RATE: $6.95/ NNN + UTILITIES

UNIT HIGHLIGHTS:

- SINGLE STORY

- SINGLE TENANT OCCUPANCY

- 9 DRIVE-IN DOORS

- OUTSIDE TENANT STORAGE AVAILABLE
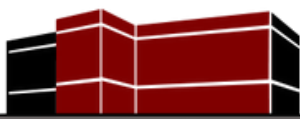
- CONVENIENT ACCESS TO RT. 8 & I-84

For more information contact:
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Property Owned and Managed by: Cornerstone Realty, Inc.

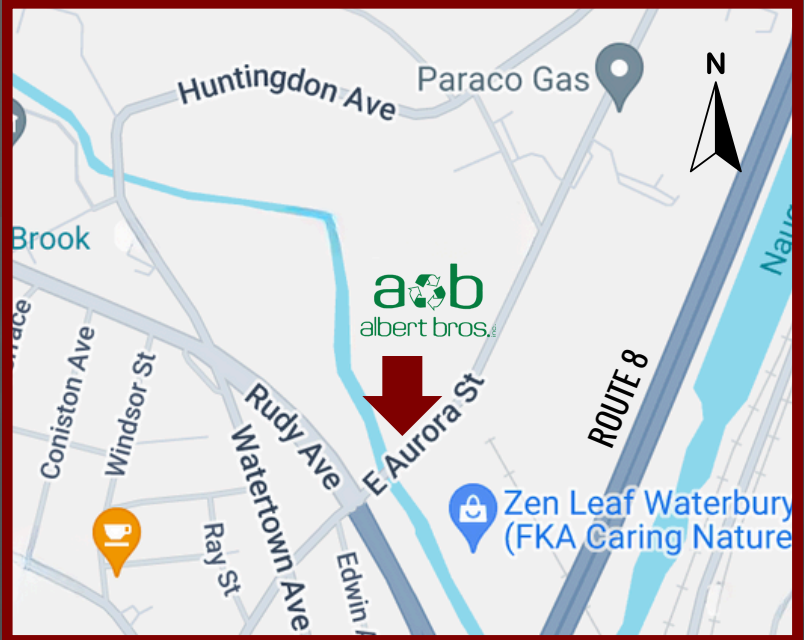P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

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

+/- 5,000 SQ. FT. WAREHOUSE / GARAGE SPACE AVAILABLE

PROPERTY OVERVIEW:

An excellent lease opportunity for a contractor / trades company looking for their own free-standing building. 240 East Aurora Street offers +/- 5,000 SF Warehouse / Garage. This property offers direct access to Rt. 8 and Interstate 84. Adjacent yard space is available.

LEASE INFORMATION:

- WAREHOUSE AREA: +/- 5,000 SF
- TERM: 3 - 5 YEARS
- RENTAL RATE: $6.95 NNN + UTILITIES
- ZONING: IG/ GENERAL INDUSTRIAL
- AVAILABILITY: NOW

MECHANICAL EQUIPMENT:

- OFFICE A/C: YES
- SHOP A/C : NO
- OFFICE HEAT: YES
- SHOP HEAT: YES
- SPRINKLERS: NO

BUILDING FEATURES:

- CEILING HEIGHT: 7' - 11'
- DRIVE IN DOORS: 9
- ROOF: NEW AS OF 2024
- CONSTRUCTION: MASONRY
- FLOORS: 1 (CONCRETE)
- RESTROOM: YES

UTILITIES:

- TYPE OF HEAT: ELECTRIC
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 200 AMP (FLEXIBLE)
- WATER & SEWER PUBLIC

EXPENSES:

	TENANT	LANDLORD
R.E . TAXES	X	
R.E. INSURANCE	X	
UTILITIES	X	
MAINTENANCE	X	
JANITORIAL	X	

LAND

- AREA: +/- 7,000 SQ FT
- PARKING: +/- 14
- RAIL ON SITE: NO

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