

237 East Aurora Street. Waterbury, CT.

+/- 12,000 Sq Ft Manufacturing / Distribution / Warehouse / Office Space

LEASE RATE: \$7.50 NNN



SPACE HIGHLIGHTS:

- IMMEDIATE ACCESS TO RT 8
- +/-12,000 SQ FT MFG, WAREHOUSE AREA
- +/-150 SQ FT OFFICE AREA LOCATED ON MEZZANINE
- 2 DOCKS
- 12'-24' CLEAR HEIGHT
- POWER: 200AMP / 480V / 3 PHASE

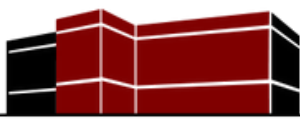
For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty Inc. 203-724-7016 - ahale@cmcict.com

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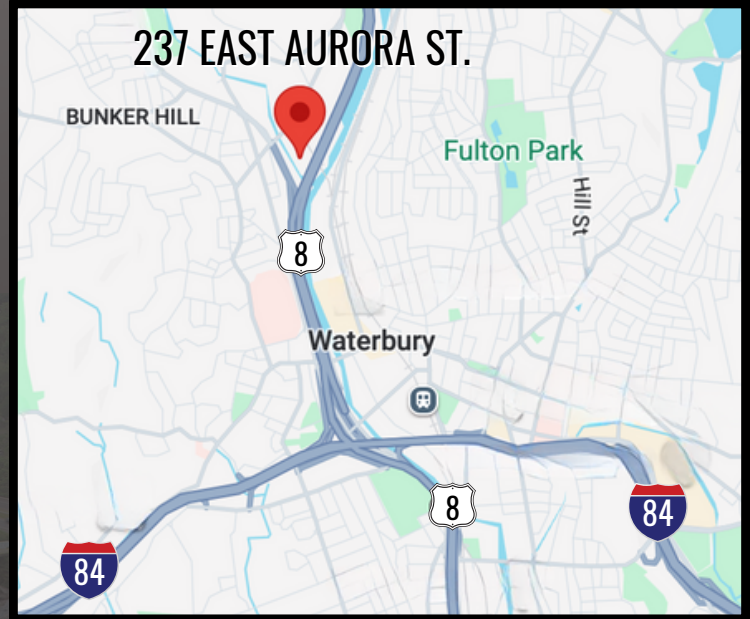
P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

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PROPERTY OVERVIEW:

This +/- 84,000 square foot industrial building offers approximately 12,000 Sq Ft of manufacturing / distribution / warehouse space and +/- 150 Sq Ft of office space located on a mezzanine. This premium location has immediate access to Rt 8.



LEASE INFORMATION:

- **SIZE:** +/- 12,000 SQ FT / 150 SQFT OFFICE SPACE
- **LEASE RATE:** \$7.50 NNN
- **CAM:** APPROXIMATELY \$2.50
- **ZONING:** IP

MECHANICAL EQUIPMENT:

- **OFFICE:** HEAT & A/C
- **WAREHOUSE:** HEAT ONLY
- **SPRINKLERS:** YES / WET

UTILITIES:

- **HEAT / SERVICE:** GAS
- **ELECTRIC SERVICE:** EVERSOURCE
- **WATER & SEWER:** PUBLIC
- **POWER:** 200 AMP / 480V / 3 PHASE

PARKING: +/- 3.45 / 1000

ADDITIONAL FEATURES:

- **CONSTRUCTION:** MASONRY
- **RESTROOMS:** MULTIPLE
- **COLUMN SPACING:** 15' to 24'
- **DOCKS:** 2
- **CLEAR HEIGHT:** 12' to 24'
- **BUILT:** 1966

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