

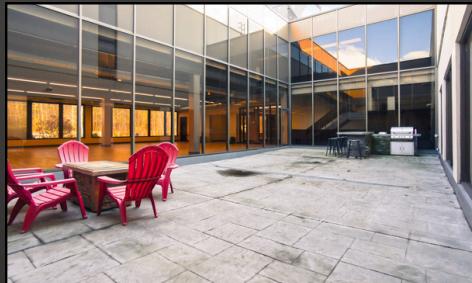


CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



400 Captain Neville Drive, Waterbury, CT 06705

10,000 +/- Sq Ft Premier Distribution & Office Space



SPACE HIGHLIGHTS:

- IMMEDIATE ACCESS TO I-84 FROM 4-WAY INTERCHANGE
- +/- 7,000 SQFT SINGLE LEVEL OFFICE SPACE WITH OUTDOOR COURTYARD AND +/- 3,000 SQ FT OF WAREHOUSE SPACE.
- 3 DRIVE-IN DOORS
- HVAC THROUGHOUT
- ON-SITE VEHICLE OR TRAILER STORAGE AVAILABLE.

For more information contact:

Ryan Bessette, Leasing Representative & Licensed Real Estate Broker in CT, Cornerstone Realty Inc.
203-802-7218 - rbessette@cmcict.com

Property Owned and Professionally Managed by Cornerstone Realty, Inc. and Affiliates

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:

This +/- 208,000 square foot industrial building offers approximately 10,000 Sq Ft of premier office / warehouse space. This premium location has direct access to Interstate 84 at the 4-way interchange at I-84 and Austin Road / Exit 25A.

LEASE INFORMATION:

- SIZE: +/- 10,000 SQ FT
- TERM: 10+ YEARS
- LEASE RATE: \$7.25 SF NNN
- ZONING: IP
- AVAILABILITY: NEGOTIABLE

MECHANICAL EQUIPMENT:

- HVAC: 100% THROUGHOUT SPACE
- SPRINKLERS: YES / WET

UTILITIES:

- HEAT / SERVICE: GAS / EVERSOURCE
- ELECTRIC SERVICE: EVERSOURCE
- WATER & SEWER: PUBLIC
- POWER: 1800 AMP / 480V / 3 PHASE



BUILDING FEATURES:

- CONSTRUCTION: MASONRY / CONCRETE
- ROOF: RUBBER MEMBRANE
- FLOORS: 2
- RESTROOMS: MULTIPLE
- COLUMN SPACING: 50' x 50'
- DOCKS / DRIVE-IN: 3 Docks
- BUILT: 1972

PARKING: +/- 570 SPACES

Approximately 7,000 square feet of finished office space, built out as showroom and training areas with a kitchen and restrooms. This area connects directly to a private open-air patio with a gas grill station. The level also includes roughly 3,000 square feet of warehouse and storage space with three bay doors.

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