

CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



**225 EAST AURORA ST
WATERBURY, CT. 06708**

+/- 20,000 SQ FT WAREHOUSE & OFFICE / RAIL SPUR & SCALE ON-SITE



UNIT HIGHLIGHTS:

- +/- 15,000 WAREHOUSE
- +/- 5,000 OFFICE
- 12' 6" CLEAR HIGHT
- RAIL SPUR & SCALE ON-SITE
- IMMEDIATE ACCESS TO RT 8 & HWY 84

For more information contact:

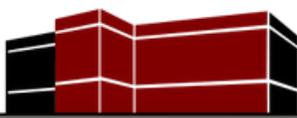
Ryan Bessette, Leasing Representative & Licensed Real Estate Broker in CT,
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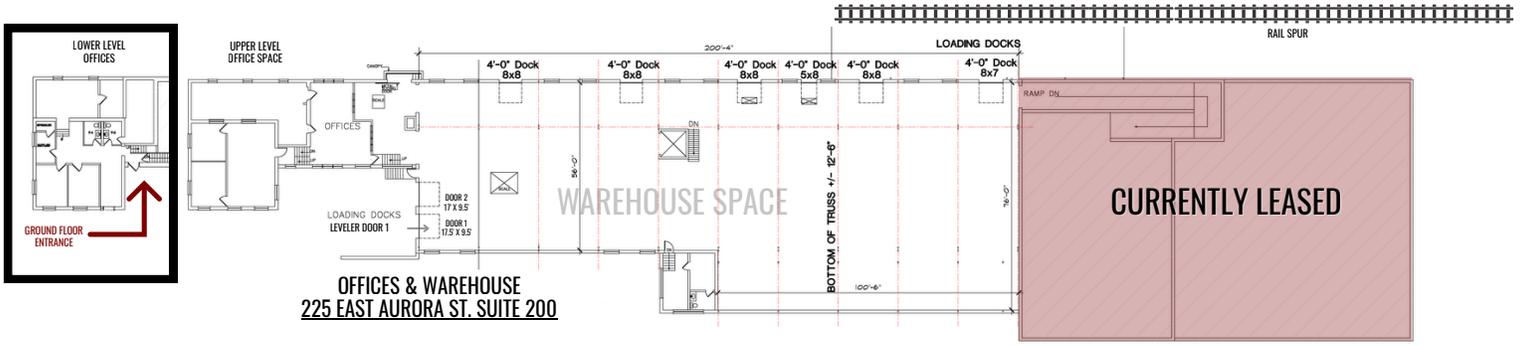
Property Owned and Managed by: Cornerstone Realty, Inc.

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.



+/- 15,000 SQ. FT. WAREHOUSE AREA WITH +/- 5,000 SQ FT OFFICE SPACE AVAILABLE

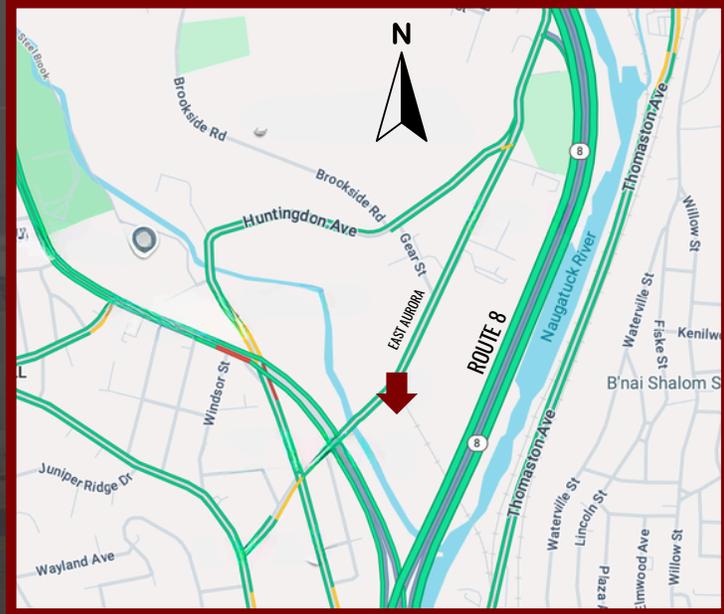


PROPERTY OVERVIEW:

Well-located manufacturing, distribution or warehouse space with office area. Rail spur and scale located on property. Direct access to Route 8 and Hwy 84.

LEASE INFORMATION:

- TOTAL AVAILABLE: +/- 20,000 SQ FT
- WAREHOUSE AREA: +/- 15,000 SQ FT
- OFFICE AREA: +/- 5,000 SQ FT
- TERM: 3 - 5 YEARS
- ZONING: IG/ GENERAL INDUSTRIAL
- AVAILABILITY: NOW



MECHANICAL:

- OFFICE A/C: YES
- WAREHOUSE A/C : NO
- OFFICE HEAT: YES
- WAREHOUSE HEAT: YES
- SPRINKLERS: YES / WET

UTILITIES:

- TYPE OF HEAT: GAS
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 400A/240V 3P
- WATER & SEWER: PUBLIC

EXPENSES:

- | | TENANT | LANDLORD |
|-------------------|--------|----------|
| • R.E. TAXES: | X | |
| • R.E. INSURANCE: | X | |
| • UTILITIES: | X | |
| • MAINTENANCE: | X | |
| • JANITORIAL: | X | |

LAND:

- AREA: 4.52 ACRES
- PARKING: +/- 14
- RAIL ON SITE: RAIL ON SITE: YES

BUILDING FEATURES:

- HEIGHT TO BEAM: 12'-6"
- COLUMN SPACING: 19'
- CONSTRUCTION: MASONRY
- FLOORS: CONCRETE
- RESTROOMS: TWO
- YEAR BUILT / RENO: 1950 / 1990
- SCALES ON-SITE: 1 PALLET & 1 TRAILER

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