

FOR LEASE



***84 Progress Lane
Waterbury, CT 06705***

**Corporate Training & Flex Campus Along I-84 with
Excellent Access to All Major Highways
Ideal for Distribution, Light Manufacturing, Flex Operations & Training Opportunities**

**Suite A: Flex Space 9,000 S/F of Well-Appointed Office,
Complimented by 5,230 S/F of Warehouse
Asking \$8.95 NNN**

**Suite B: Regional Training or Educational Facility
14,000 S/F of Pristine Classrooms with Multiple Private Offices, Conference Room
& Plenty of Parking**

Call For Details

Suites Can Be Combined for a Total of 28,230 S/F

PROPERTY DATA FORM

PROPERTY ADDRESS	84 Progress Lane
CITY, STATE	Waterbury, CT 06705

BUILDING INFO

Total S/F	28,230 +/-
Number of Floors	1
Avail S/F	28,230 +/-
Office Space	9,000 +/-
Warehouse	5,230 +/-
Total/Avail Drive-in	2
Ext. Construction	Brick Block
Ceiling Height	14' (12' to Beam)
Roof	Carlisle Membrane
Date Built	1982

UTILITIES

Sewer	City
Water	City
Gas/Oil	Gas
Electrical	2500 Amps - 3Phase - 227/480 v

MECHANICAL EQUIP.

Air Conditioning	Central Air
Sprinkler / Type	Yes
Type of Heat	FHA
OTHER	
Acres	15.3
Zoning	IP
Parking	Plenty on Site
State Route / Distance To...	

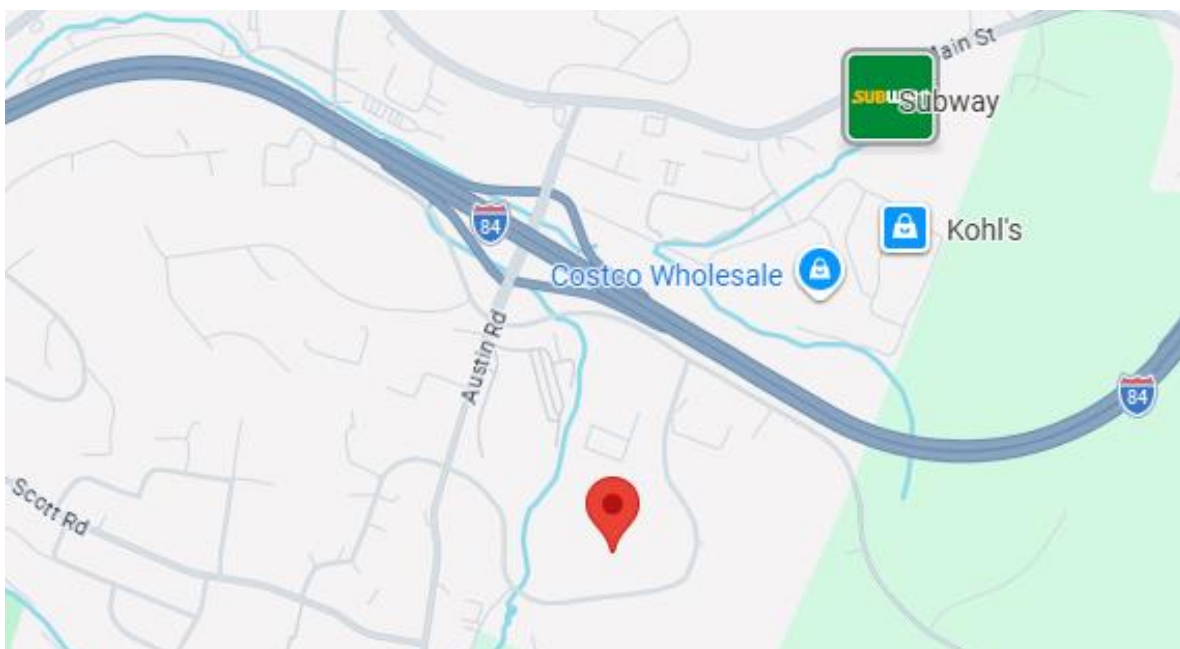
TAXES

Assessment
Mill Rate
Appraisal
Taxes

TERMS

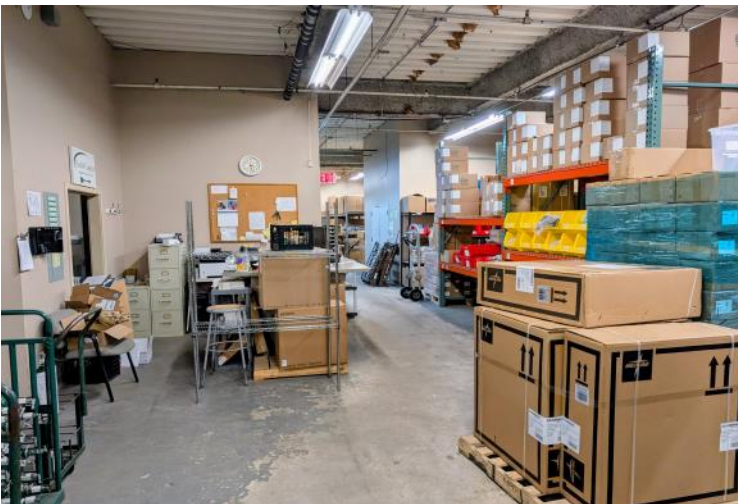
Lease	Suite A	\$8.95 NNN
	Suite B	Call for Details

**** 5% Broker Override Commission Available to Procuring Broker ****

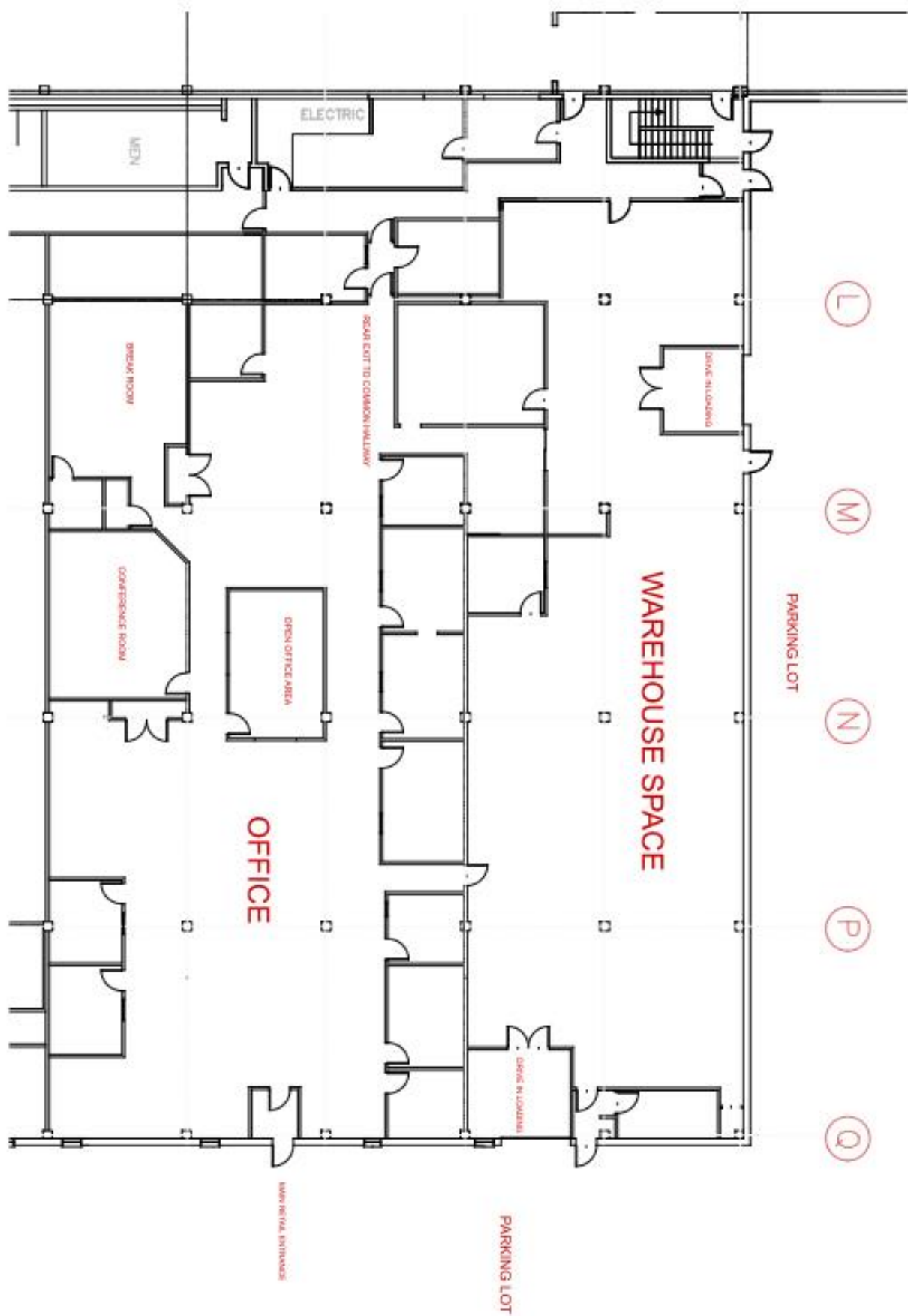


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**Suite A: 14,230 +/- S/F Flex Space
5,230 S/F Warehouse with 14' Ceilings & 2 Drive-in Doors
Asking \$8.95 NNN**



Suite A





Suite B: 14,000 +/- S/F
9 Classrooms, Multiple Private
Offices & Conference Room



Suite B



84 PROGRESS LANE

