CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™

240 EAST AURORA ST. SUITE 200, WATERBURY, CT. 06708

+/- 4,000 SQ. FT. WAREHOUSE SPACE











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

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

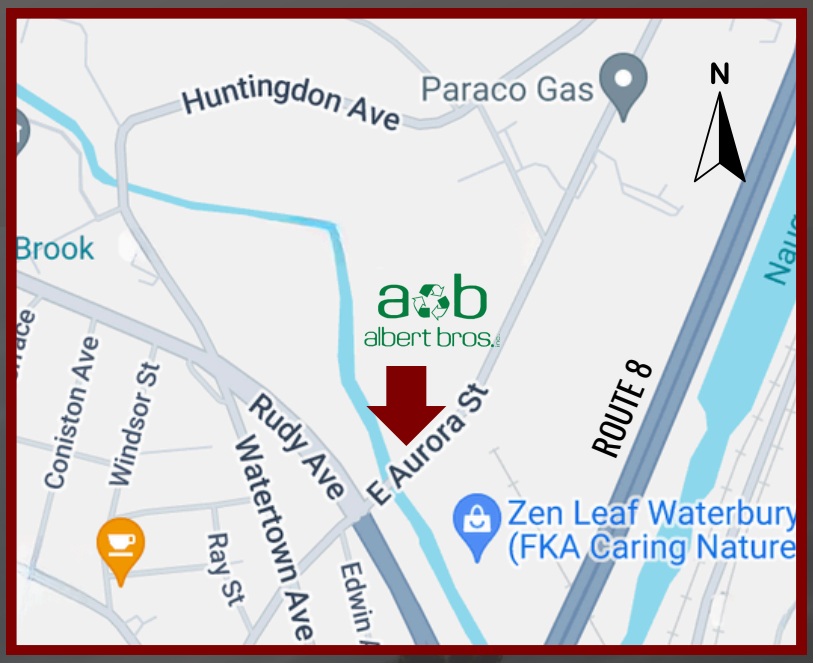
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+/- 4000 SQ. FT. WAREHOUSE SPACE AVAILABLE

PROPERTY OVERVIEW:

An excellent lease opportunity for a contractor / trades company looking for their own free-standing storage garage with power. 240A East Aurora Street offers +/- 4,000 SF of Warehouse space. This property offers direct access to Rt. 8 and Interstate 84. Adjacent yard space is available.



LEASE INFORMATION:

- WAREHOUSE AREA: +/- 4,000 SF
- TERM: 3 - 5 YEARS
- RENTAL RATE: CALL FOR DETAILS
- ZONING: IG/ GENERAL INDUSTRIAL
- AVAILABILITY: NOW

MECHANICAL EQUIPMENT:

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

BUILDING FEATURES:

- CEILING HEIGHT: 8'
- DRIVE IN DOORS: 9
- ROOF: NEW AS OF 2024
- CONSTRUCTION: MASONRY
- FLOORS: 1 (CONCRETE)

UTILITIES:

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

LAND:

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

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