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FOR SALE



**952 South Main Street
Waterbury, CT 06706**

**+/-141,000 S/F Industrial Building on 5.4 acres
(Additional Basement Space +/- 44,000 S/F)**
Former Manufacturing Facility
Four Stories with +/-85,000 S/F on Main Level
**Suitable for a Variety of Warehouse
or Manufacturing Uses**
IL Industrial Zoning/Large Parking Area
**Good Location at I-84 and Route 8 Interchange in the
Enterprise Zone**
Offered at: \$900,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	952 South Main Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/-140,950 Excludes +/-44,000 S/F Basement	Air Conditioning	Office
Number of floors	4	Sprinkler / Type	Yes
Avail S/F	+/-140,950	Type of Heat	Gas
Office Space	+/- 5,000	OTHER	
Column Space	varies	Acres	5.42
Overhead Doors	1	Zoning	IL - Industrial
Avail Dock	6	Rail Spur	Possible
Ext. Construction	Masonry/Wood	Parking	Ample
Ceiling Height	10'-17'	State Route / Distance To...	.5 miles to I-84 .5 miles to Rt 8
Roof	Rubber 2009 (most roofs)	TAXES	
Date Built	1900 + Additions	Assessment	\$1,021,090.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,458,700.00
Sewer	City	Mill Rate	55.50
Water	City	Taxes	\$56,670.50
Gas	EverSource	TERMS	
Electrical	1200amps / 277/480 v / 3 phase	SALE	\$900,000.00
		Co-Listed with Cushman & Wakefield (Chicago,IL)	

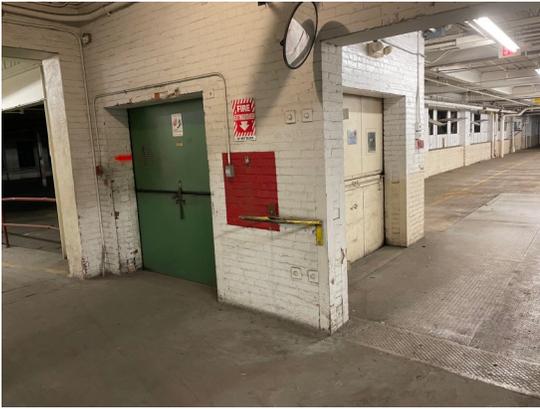
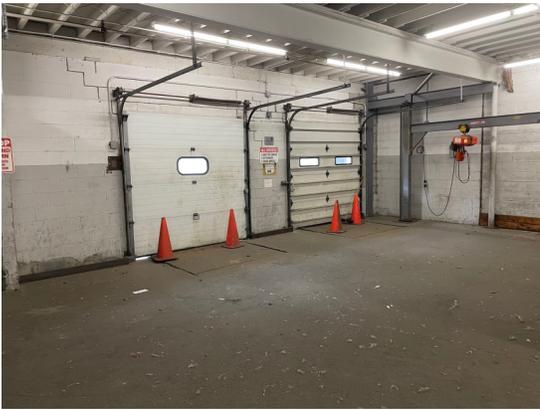
Street View



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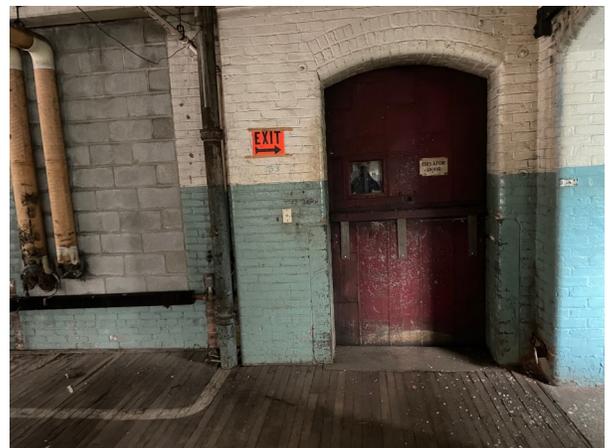
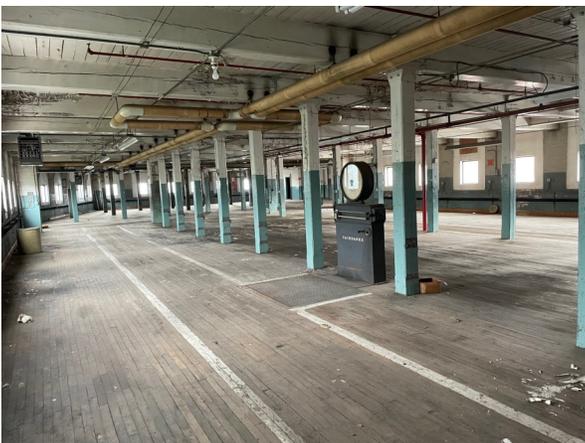
1st Floor



2nd Floor



3rd Floor



4th Floor



Rear of Building

