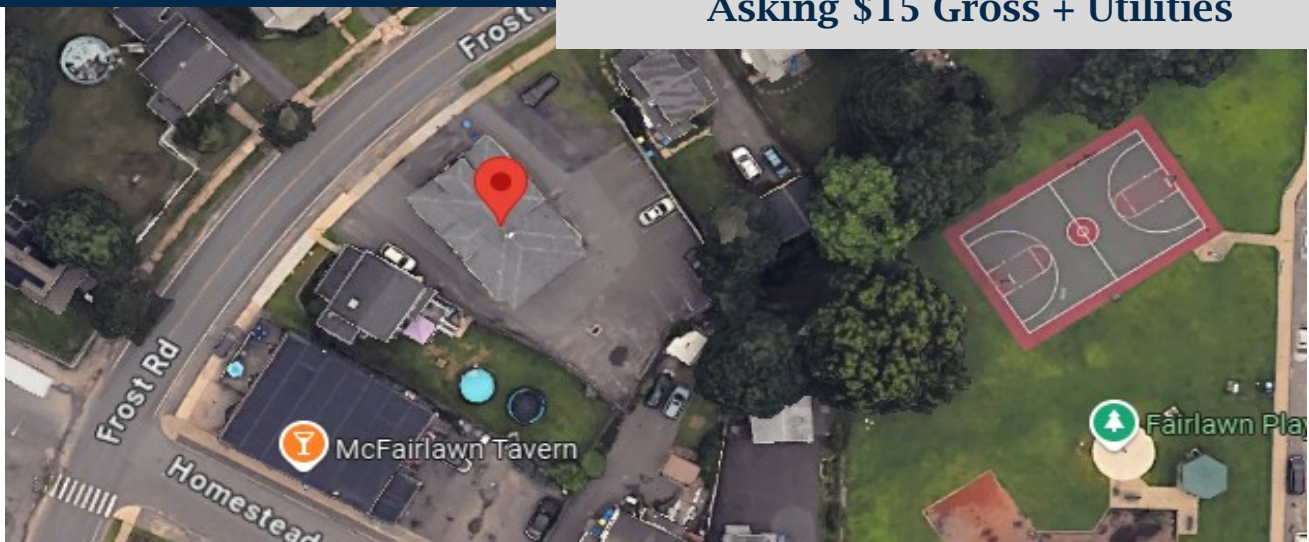


# FOR LEASE



**230 Frost Rd**  
**Waterbury, CT 06705**

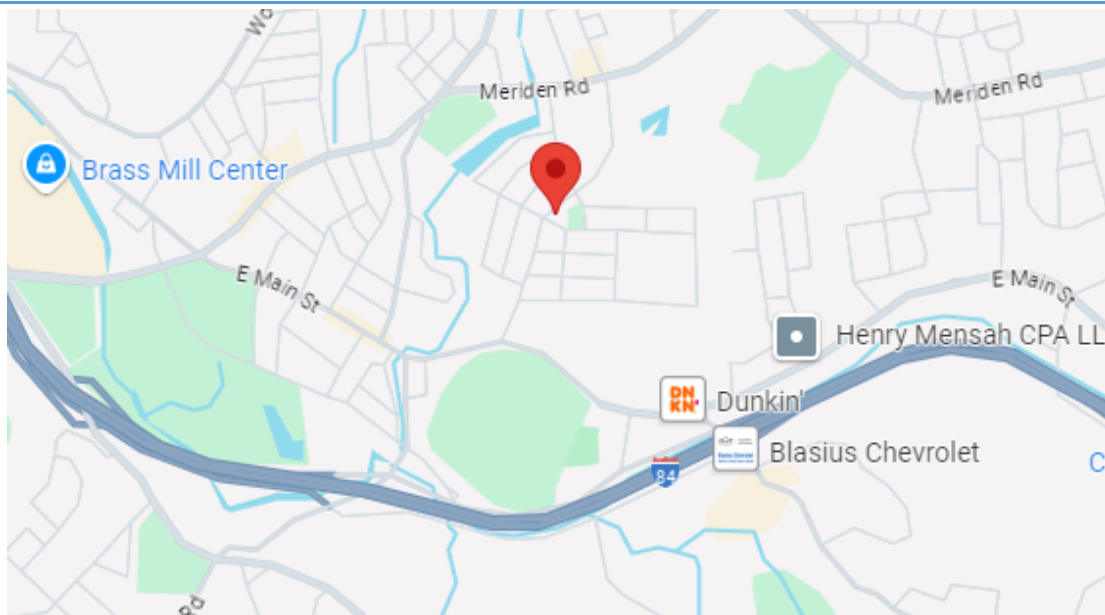
**2,100 +/- S/F Beautifully Remodeled  
Ground Floor Office Space  
Perfect for Medical or Professional Uses  
Plenty of Parking & Convenient Location  
Can Subdivide to 1,000 S/F  
Asking \$15 Gross + Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS	230 Frost Rd
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,100 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	2,100 +/-	Type of Heat	Forced Hot Air
Can Subdivide to	1,000	<b>OTHER</b>	
Ext. Construction	Wood Siding / Frame	Acres	
Ceiling Height	9'	Zoning	RL
Roof	Asphalt Shingle	Parking	Plenty on Site
Date Built	1980 / 2008 Remodel	Interstate Distance	1 mi to I-84
UTILITIES	Buyer/ Tenant to Verify	TAXES	
Sewer	City	Assessment	
Water	City	Appraisal	
Gas	Yes	Mill Rate	
Electrical		Taxes	
		TERMS	
		Lease	\$15 Gross + Utilities



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