

**CORNERSTONE REALTY, INC.**  
YOUR FOUNDATION FOR BUILDING SUCCESS™



**225 EAST AURORA ST, SUITE 200  
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:

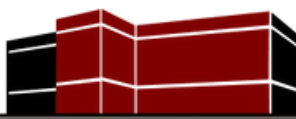
**Ryan Bessette, Leasing Representative & Licensed Real Estate Broker in CT,  
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**203-802-7218 - [rbessette@cmcict.com](mailto:rbessette@cmcict.com)**

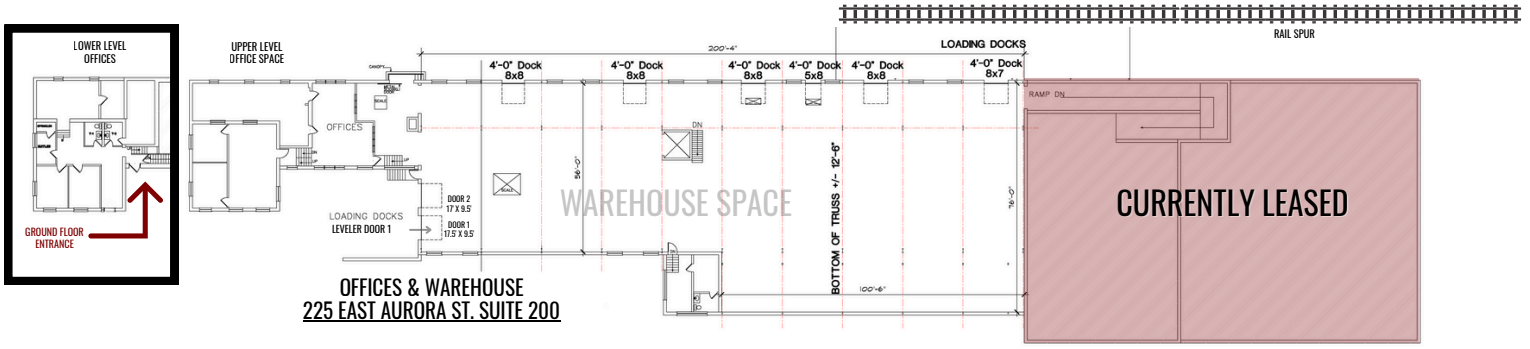
**Property Owned and Managed by: Cornerstone Realty, Inc.**

**P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - [www.criproperties.net](http://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**

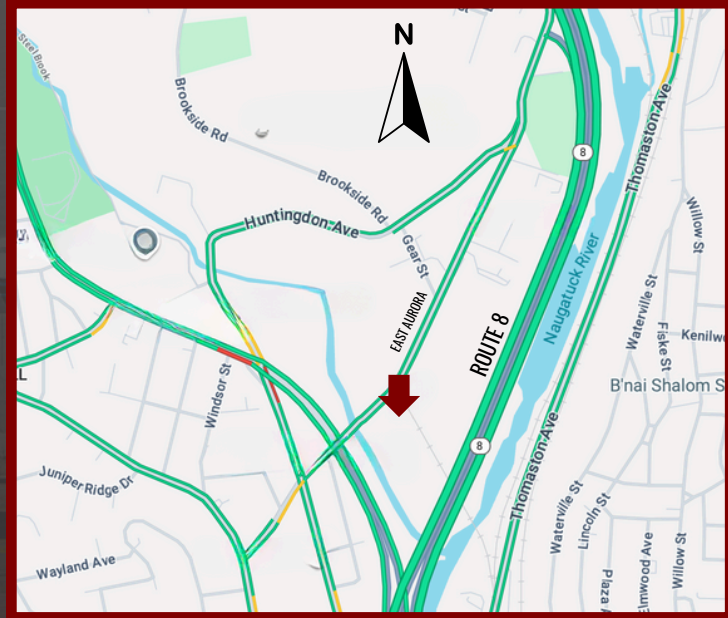


## PROPERTY OVERVIEW:

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
- RENTAL RATE: \$6.25 SF NNN + UTILITIES
- ZONING: IG/ GENERAL INDUSTRIAL
- AVAILABILITY: NOW



## MECHANICAL:

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

## EXPENSES:

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

## 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

## UTILITIES:

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

## LAND:

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

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