

FOR LEASE



**1432 Old Waterbury Road
Southbury, CT 06488**

Modern Industrial/Flex Space

Two Spaces Available

**Unit 11: 1,500 +/- S/F Office Warehouse Space
Small Office with Overhead Door & 16' Ceilings**

**Unit 14: 750 +/- S/F
Office /Storage Space**

Great Location Right off of Exit 16 I-84

Offered at: \$15 PSF NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	1432 Old Waterbury Road
-------------------------	--------------------------------

CITY, STATE	Southbury, CT 06488
--------------------	----------------------------

BUILDING INFO	MECHANICAL EQUIP.
----------------------	--------------------------

Total Building S/F	24,000 +/-	Air Conditioning	In Office
Avail S/F	Unit 11 1,500 +/- (Includes 300 +/- S/F Office)	Sprinkler/Type	
	Unit 14 750 +/-	Type of Heat	Gas
Avail Drive in doors	1	OTHER	
Ext. Construction	Steel	Zoning	IP
Ceiling Height	16'	Parking	Ample
Roof	Steel	State Route / Distance	I-84 .1 mile
Date Built	1996	TAXES	
		Assessment	
		Mill Rate	

UTILITIES	Tenant to verify	Taxes	+/- \$1.25 PSF
------------------	-------------------------	--------------	-----------------------

Septic	Yes	TERMS	
Water	City	Lease	\$15 PSF NNN
Gas	Yes		Current NNN = \$2.70 PSF
Electrical	200 Amps		
Volts/ Phase	208 V / 3 Phase		



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.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

