

**FOR LEASE**

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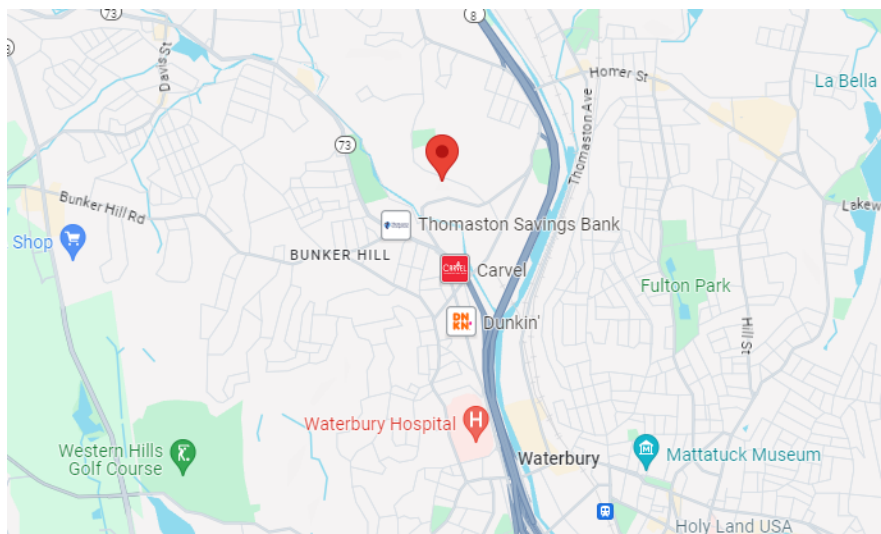
**99 Brookside Road  
Waterbury, CT 06708**

**3,000 +/- S/F Warehouse Unit  
Great Location  
Minutes from RT 8 Highway  
Large Overhead Drive-In Door  
Ideal for Many Warehouse Uses  
Lease \$13.00 S/F Gross + Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>99 Brookside Road</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,000 +/-	Air Conditioning	No
Number of floors	1		
Avail S/F	3,000 +/-	Type of Heat	Gas
		Sprinkler / Type	No
Office Space	Possible	<b>OTHER</b>	
Ext. Construction	Steel	Acres	2.2
Ceiling Height	16'-18'	Zoning	IP
Avail overhead doors	1 (10' x 14')	Parking	Ample
Avail Docks	0	State Route / Distance To...	2 mi to I-84 / .5 mi to Rt. 8
Roof	Steel	<b>TERMS</b>	
Date Built	2005	Lease Term Flexible	\$13.00 PSF Gross + Utilities
<b>UTILITIES</b>		Sublease Up to September 2029	
Sewer	Yes		
Water	Yes		
Gas	Yes		
Electrical	200 amps		



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