



FOR LEASE

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**1630 Watertown Ave
Waterbury, CT 06708**

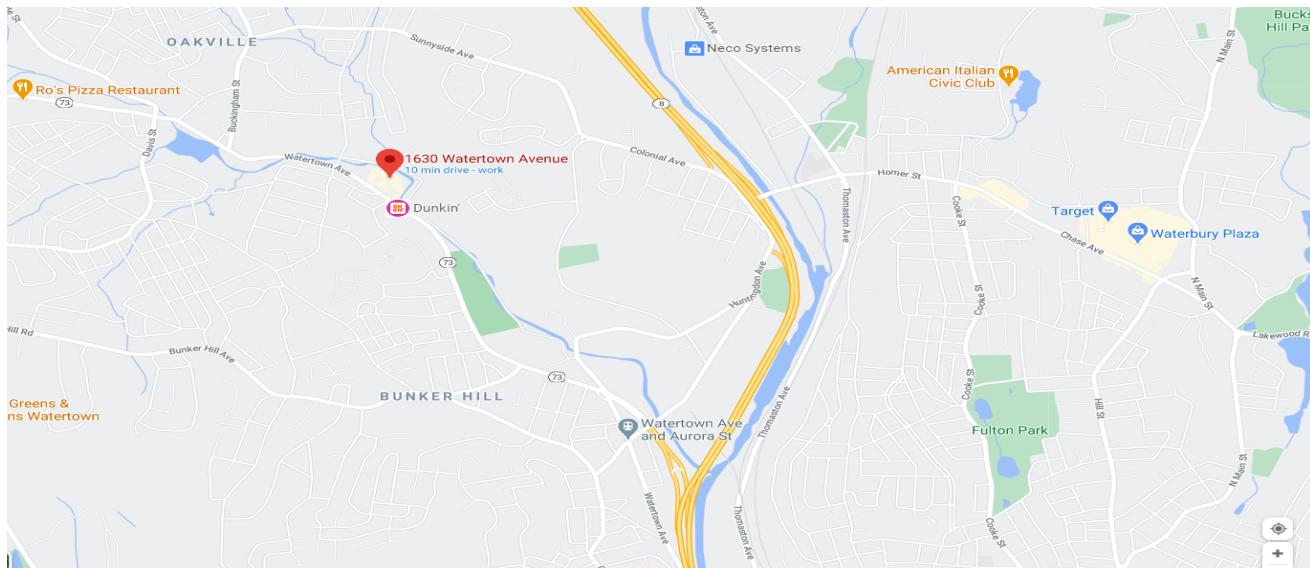
Excellent Retail Opportunity
8,500 +/- S/F Retail Space
(Will Subdivide to 3,000 S/F Minimum)
Located in Busy Steelbrook Plaza
Great Visibility on Well-Traveled RTE 73
Ample Parking
Lease Price: \$10.75 PSF + NNN



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PROPERTY DATA FORM

PROPERTY ADDRESS	1630 Watertown Ave		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO	MECHANICAL EQUIP.		
Total S/F	42,500 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	8,500 +/-	Type of Heat	Gas
Subdivide to	3,000 +/-	OTHER	
Drive in Doors	N/A	Acres	6
Ext. Construction	Stucco	Zoning	CA
Ceiling Height	16'	Parking	Ample
Roof	Rubber	State Route / Distance To...	
Date Built	1987	TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify		
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	TERMS	
Electrical	200 amp	Lease	\$10.75 PSF + NNN
		NNN	Est \$7.45 PSF



Godin Property Brokers LLC

