

**CONTACT: Brook Ladrigan**

E-mail: [Bladrigan.gpb@gmail.com](mailto:Bladrigan.gpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR LEASE



**490 South Main Street  
Waterbury, CT 06706**



## **Main Level:**

**2,000 +/- S/F Retail/Office  
Asking \$2,250.00 + Utilities**

## **2nd Floor:**

**7,000 +/- S/F Storage Space  
(Can Be Subdivided to 3,500 S/F)  
Asking \$2,850.00 + Utilities**

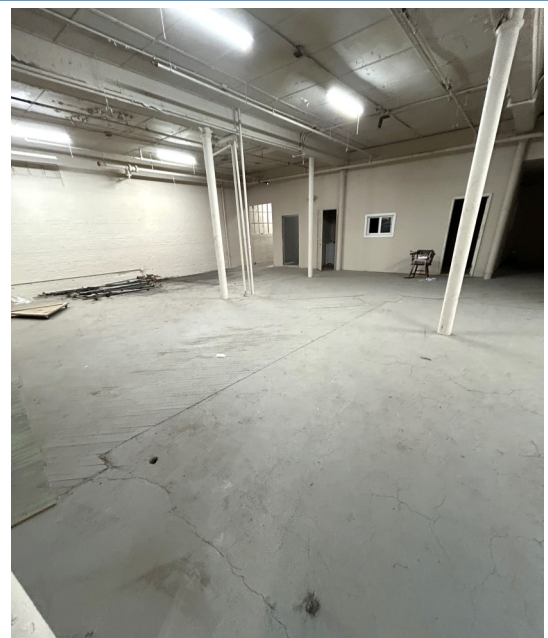
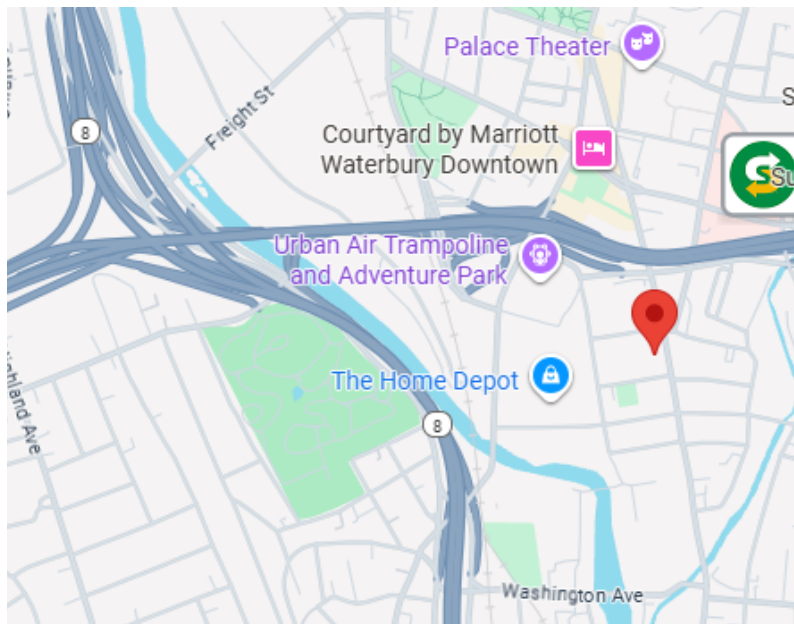
**Elevator & Dock**

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.

# PROPERTY DATA FORM

PROPERTY ADDRESS	490 South Main Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	14,496 +/-	Air Conditioning	N/A
Number of Floors	2	Sprinkler / Type	Yes
Avail S/F	9,000 +/-	Type of Heat	Gas - FHA
Will subdivide to	3,500 +/-	Elevator	Yes
		OTHER	
Total/Avail Docks	1	Acres	.3300
Ext. Construction	Brick/Solid	Zoning	CA
Ceiling Height	9'-14'	Parking	Street
Roof		State Route / Distance To...	
Date Built	1915	TAXES	
UTILITIES		Assessment	
Tenant/Buyer to Verify		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Gas	Lease	Main Level \$2,250.00 + Utilities
Electric	Eversource		2nd Floor \$2,850.00 + Utilities



**Main Level**

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**2nd Floor: 7,000 +/- S/F Storage Space  
(Can Be Subdivided to 3,500 +/- S/F)  
\$2,850.00 + Utilities**

