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Middlebury, CT 06762

# FOR LEASE



**567 South Leonard Street  
Waterbury, CT 06708**



**Round House Industrial Park  
20,010 +/- S/F Building 1  
Nice Warehouse or Manufacturing  
Space**

**1 Dock/1 Drive - in door**

**18' Ceilings - Heavy Power**

**Fully Air-Conditioned**

**Outside Yard Area Available**

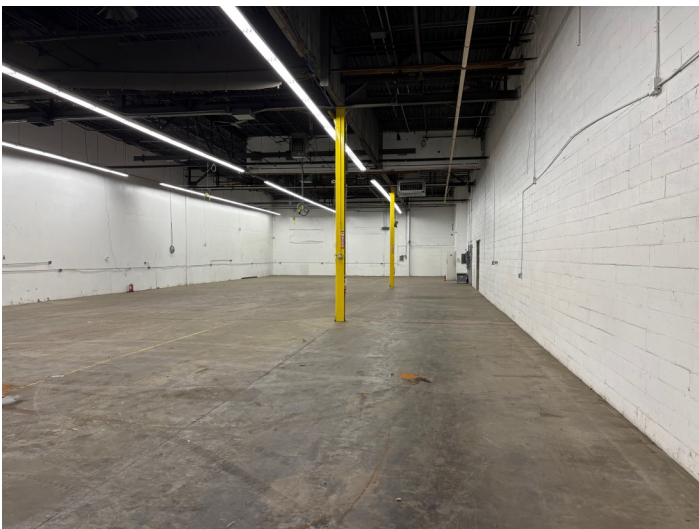
**Easy access to I-84 and Route 8**

**Enterprise Zone**

**Offered at: \$6.75 PSF NNN**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		567 South Leonard St	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	105,744	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	Yes/ dry
Avail S/F	20,010 +/-	Type of Heat	Gas
Office space	500 +/-	<b>OTHER</b>	
Available docks	1	Acres	8
Available overhead doors	1	Zoning	IG
Ext. Construction	Masonry	Parking	Ample
Ceiling Height	18'	State Route / Distance To...	Route 8/.2 mile
Date Built	1970	Interstate/ distance to	I-84 /.5 mile
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$1,990,590.00
Water	City	Mill Rate	55.50
Gas	Yankee Gas	Taxes	\$110,477,745.00
Electrical Amps/Volts/Phase	1,200/480/3	<b>TERMS</b>	
		Lease	\$6.75 PSF NNN



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567 Bldg 1 - FLOOR 01

