

# FOR SALE

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***168 Railroad Hill Street  
Waterbury, CT 06708***

**+/- 8,400 S/F Freestanding Building on +/- .75 Acres  
Rare Purchase Opportunity Located Minutes  
from Highways**

**Ideal for Many Manufacturing or Warehouse Needs  
Good Power - IG Industrial Zoning - Enterprise Zone  
Full A/C - Loading Dock**

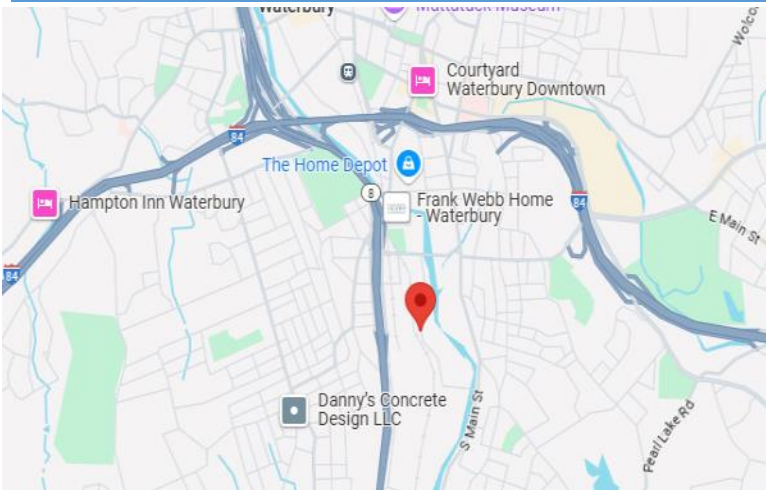
**Offered at \$695,000.00**



# PROPERTY DATA FORM

PROPERTY ADDRESS	168 Railroad Hill Street
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,400 +/-	Air Conditioning	Yes 100%
Number of floors	1	Sprinkler / Type	n/a
	Partial 2nd fl of @ 2,000 SF		
Avail S/F	8,400 +/-	Type of Heat	Gas
Office space	3,000 +/- (Can be Modified)	<b>OTHER</b>	
		Acres	.75
Ext. Construction	Masonry	Zoning	IG Heavy Industrial
Roof	Rubber	Parking	30 +/-
Ceiling height	14'	State Rte. distance to	.5 to Rt 8/ 1 mi to I-84
Total/ avail docks	1		
Total overhead doors	n/a	<b>TAXES</b>	
Date Built	1966	Assessment	\$292,040.00
<b>UTILITIES</b>		Appraisal	\$417,200.00
	<b>Tenant /Buyer to Verify</b>	Mill Rate	49.44
Sewer	City	Taxes	\$14,438.46
Water	City	<b>TERMS</b>	
Gas	Yes	Sale	\$695,000.00
Electric	400 Amps		
	240v / 3 Phase		



**Main Level**

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.





**Side Parking Area**



**Main Level**



**Office**



**2nd Floor Level**

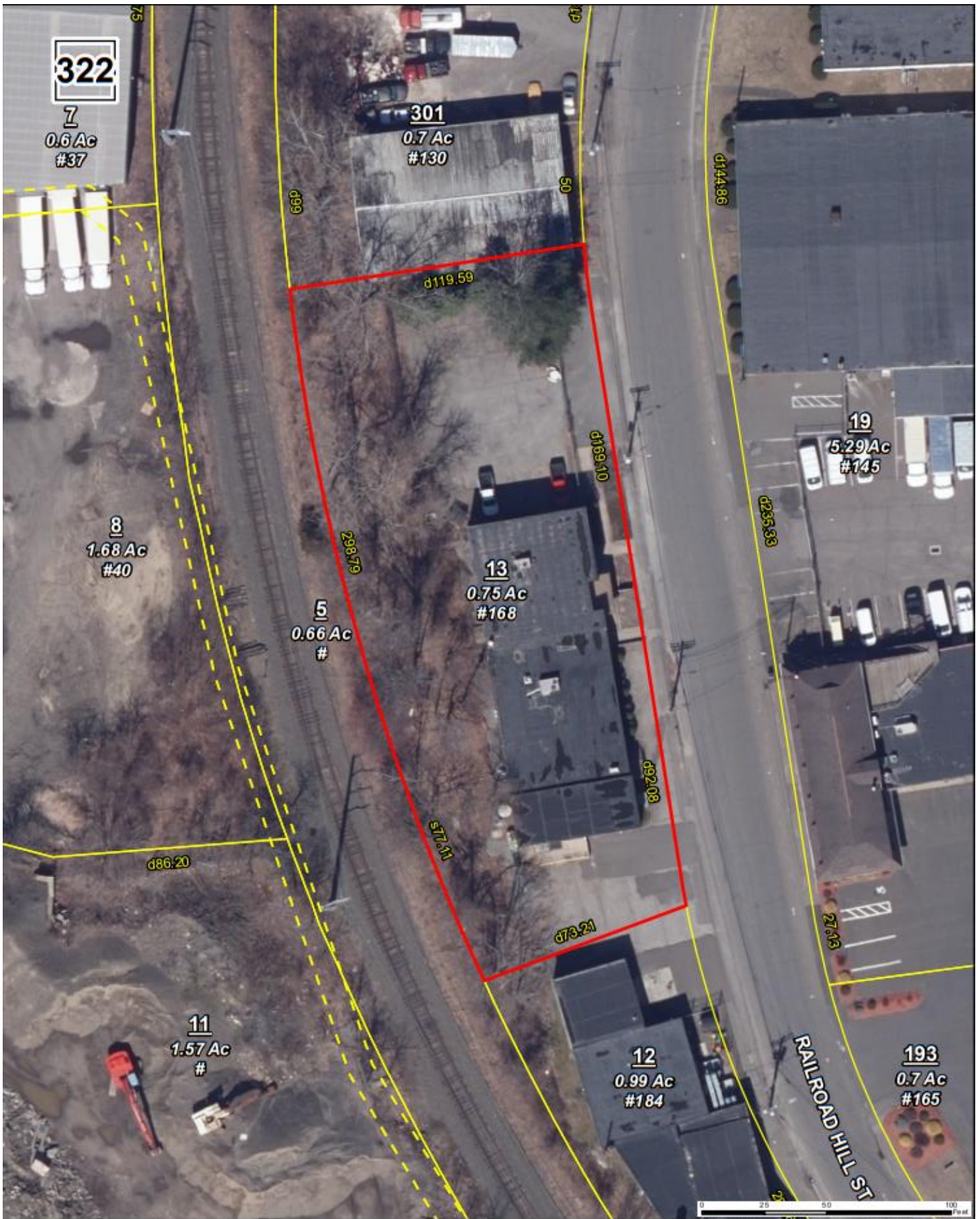


**Office**



**Loading Door Area**



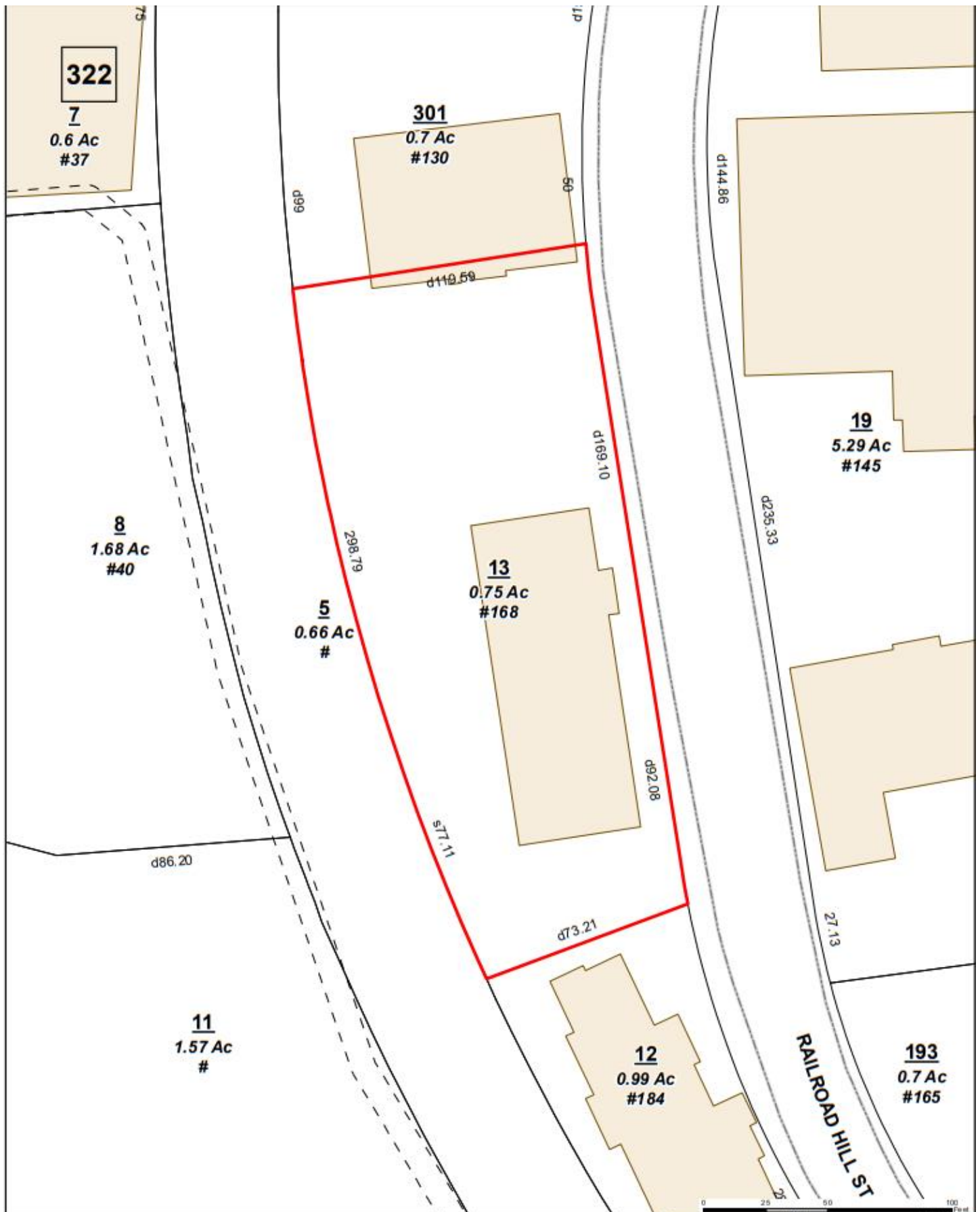


**City of Waterbury**  
Public Works Department

**MBL: 0414-0322-0013**  
**ADDRESS: 168 RAILROAD HILL ST**

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.





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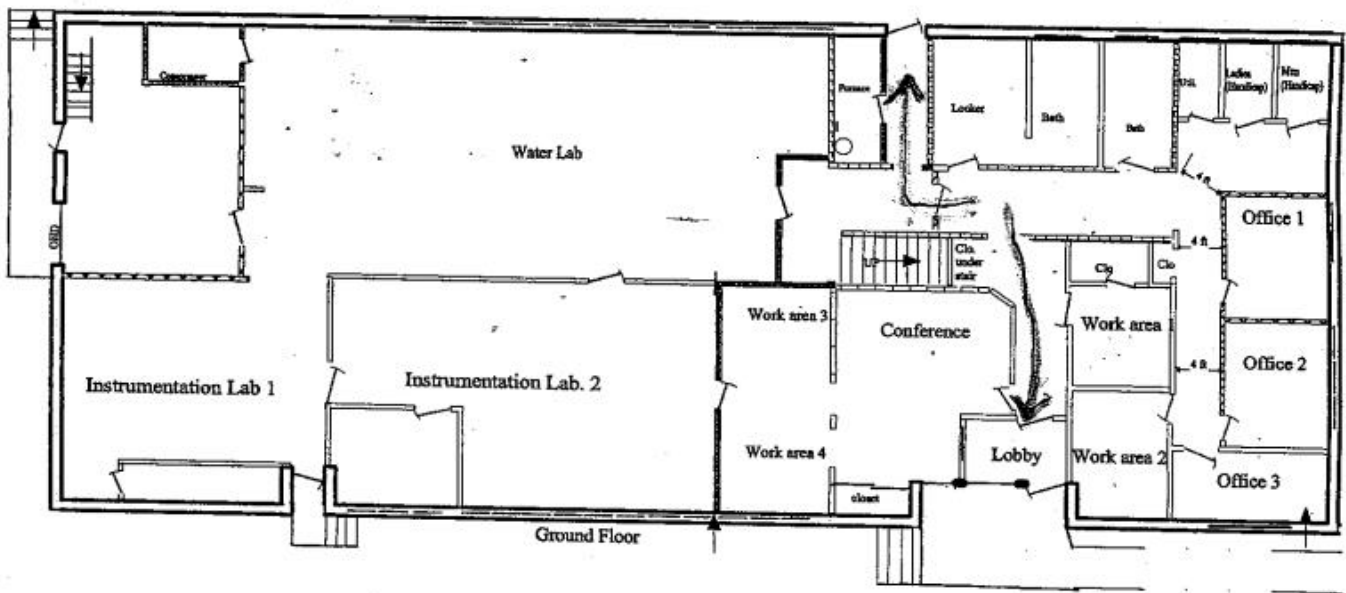
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## EVACUATION PLAN



5 10 feet

