



FOR SALE

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



**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**

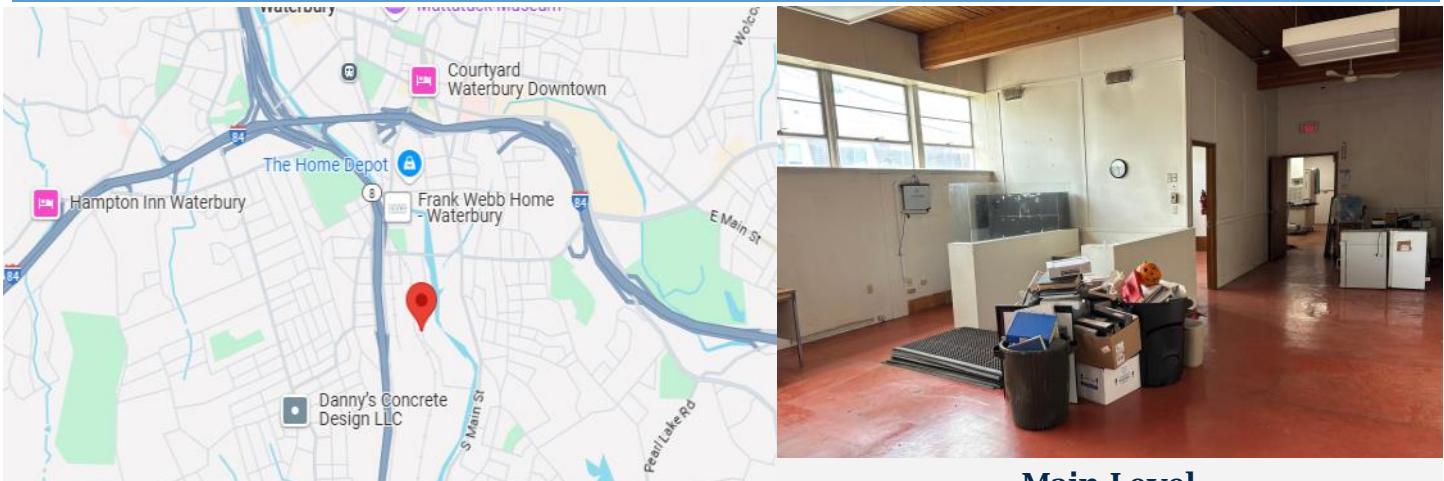
Offered at \$695,000.00



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		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)	OTHER	
Ext. Construction	Masonry	Acres	.75
Roof	Rubber	Zoning	IG Heavy Industrial
Ceiling height	14'	Parking	30 +/-
Total/ avail docks	1	State Rte. distance to	.5 to Rt 8 / 1 mi to I-84
Total overhead doors	n/a	TAXES	
Date Built	1966	Assessment	\$292,040.00
UTILITIES		Tenant /Buyer to Verify	
Sewer	City	Appraisal	\$417,200.00
Water	City	Mill Rate	49.44
Gas	Yes	Taxes	\$14,438.46
Electric	400 Amps	TERMS	
240v / 3 Phase			
		Sale	\$695,000.00



Main Level

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Godin

Property
Brokers LLC

★★★★★ Commercial / Industrial



Side Parking Area



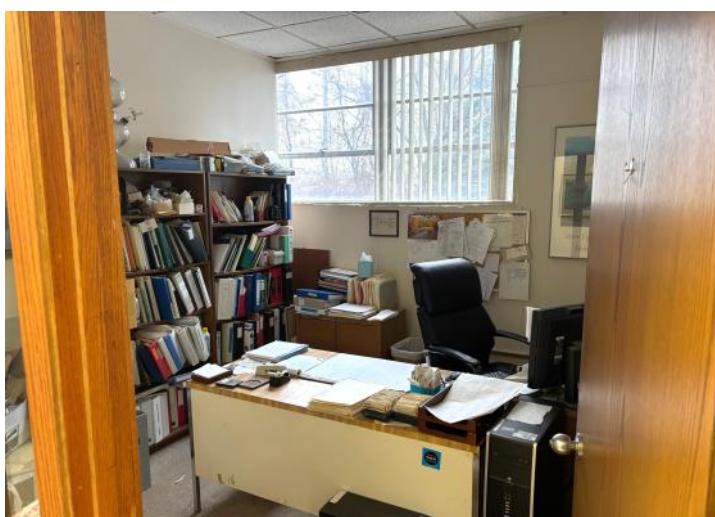
Main Level



Office



2nd Floor Level



Office



Loading Door Area

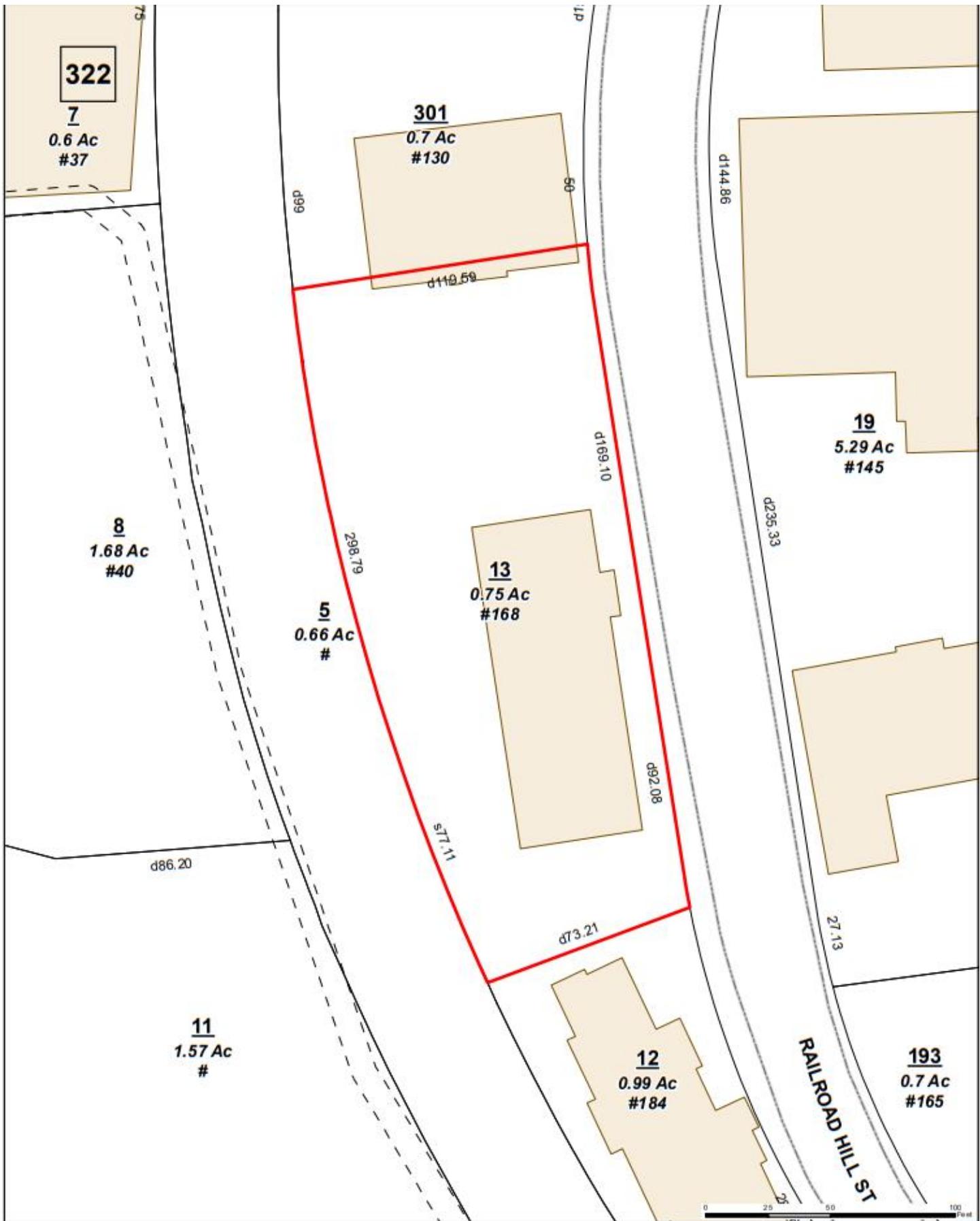


City of Waterbury
Public Works Department

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

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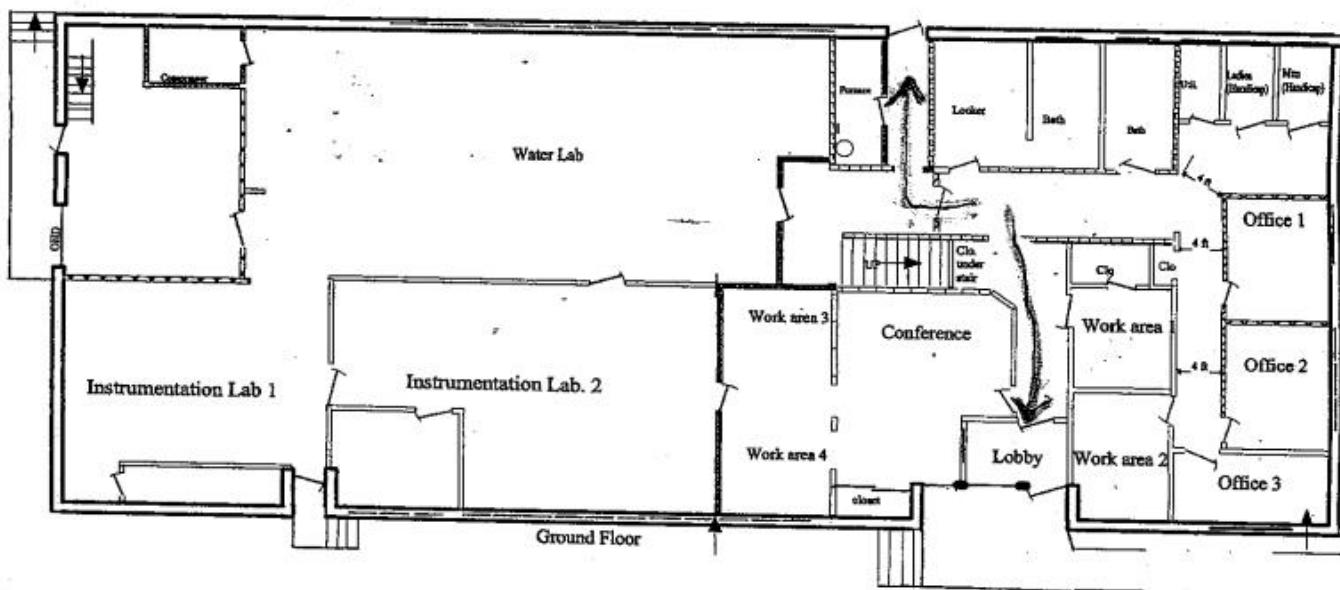
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EVACUATION PLAN



5 10 feet

