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FOR LEASE



**1630 Watertown Ave
Waterbury, CT 06708**

**Excellent Retail Opportunity
8,500 +/- S/F Retail Space
(Will Subdivide to 4,000 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

Total S/F	42,500 +/-
Number of floors	1
Avail S/F	8,500 +/-
Subdivide to	4,000 +/-
Drive in Doors	N/A
Ext. Construction	Stucco
Ceiling Height	16'
Roof	Rubber
Date Built	1987

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	
Type of Heat	Gas
OTHER	
Acres	6
Zoning	CA
Parking	Ample
State Route / Distance To...	

TAXES

Assessment
Appraisal

UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 amp

Mill Rate
Taxes

TERMS

Lease \$10.75 PSF + NNN
NNN Est \$7.45 PSF



