

**FOR LEASE**



**146 Highland Ave  
Waterbury, CT 06708**

**2,516 S/F Available**  
**Great Neighborhood Shopping/Office Center**  
**Conveniently Located on Highland Ave**  
**Close to Major Highways and Hospitals**  
**Currently Office Space**  
**Suitable For Many Office or Retail uses**  
**Asking: \$18 PSF NNN**



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 146 Highland Ave

**CITY, STATE** Waterbury, CT 06708

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	7,590	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,000	Type of Heat	Forced Hot Air
Ext. Construction	Concrete block	<b>OTHER</b>	
Ceiling Height	9'	Acres	.73
Roof	Asphalt	Zoning	CN
Date Built	2008	Parking	42 Spaces
		State Route / Distance To...	.25 to RTE 8 & I84

**UTILITIES**

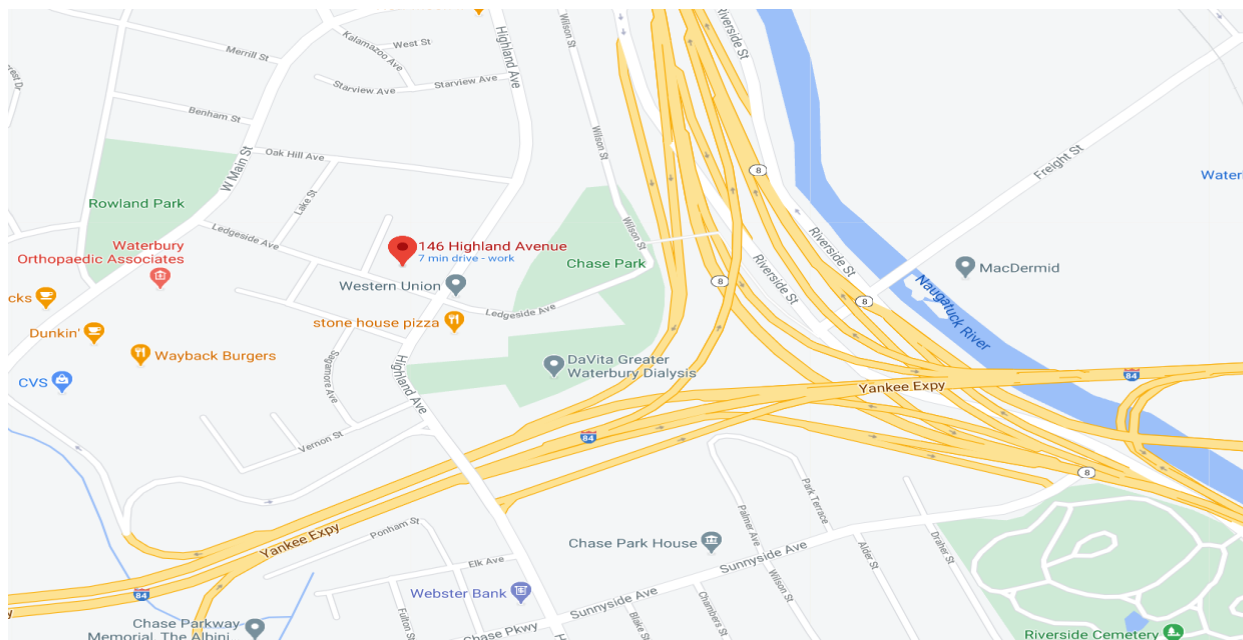
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

**TAXES**

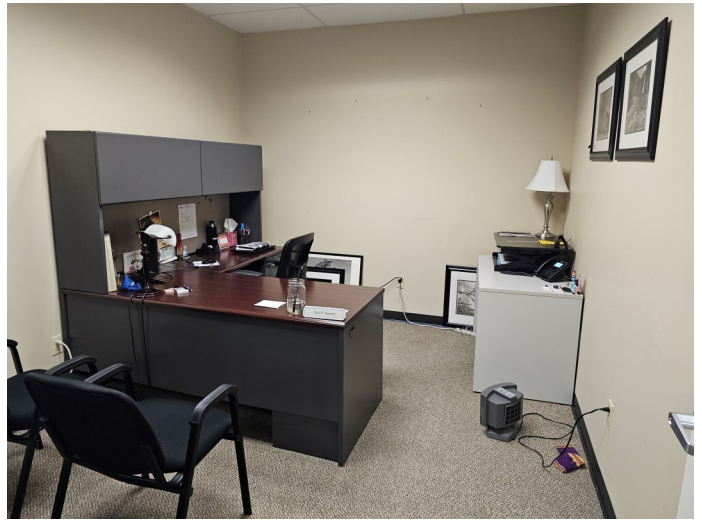
Assessment	\$548,380.00
Appraisal	\$783,400.00
Mill Rate	55.50
Taxes	\$30,435.09

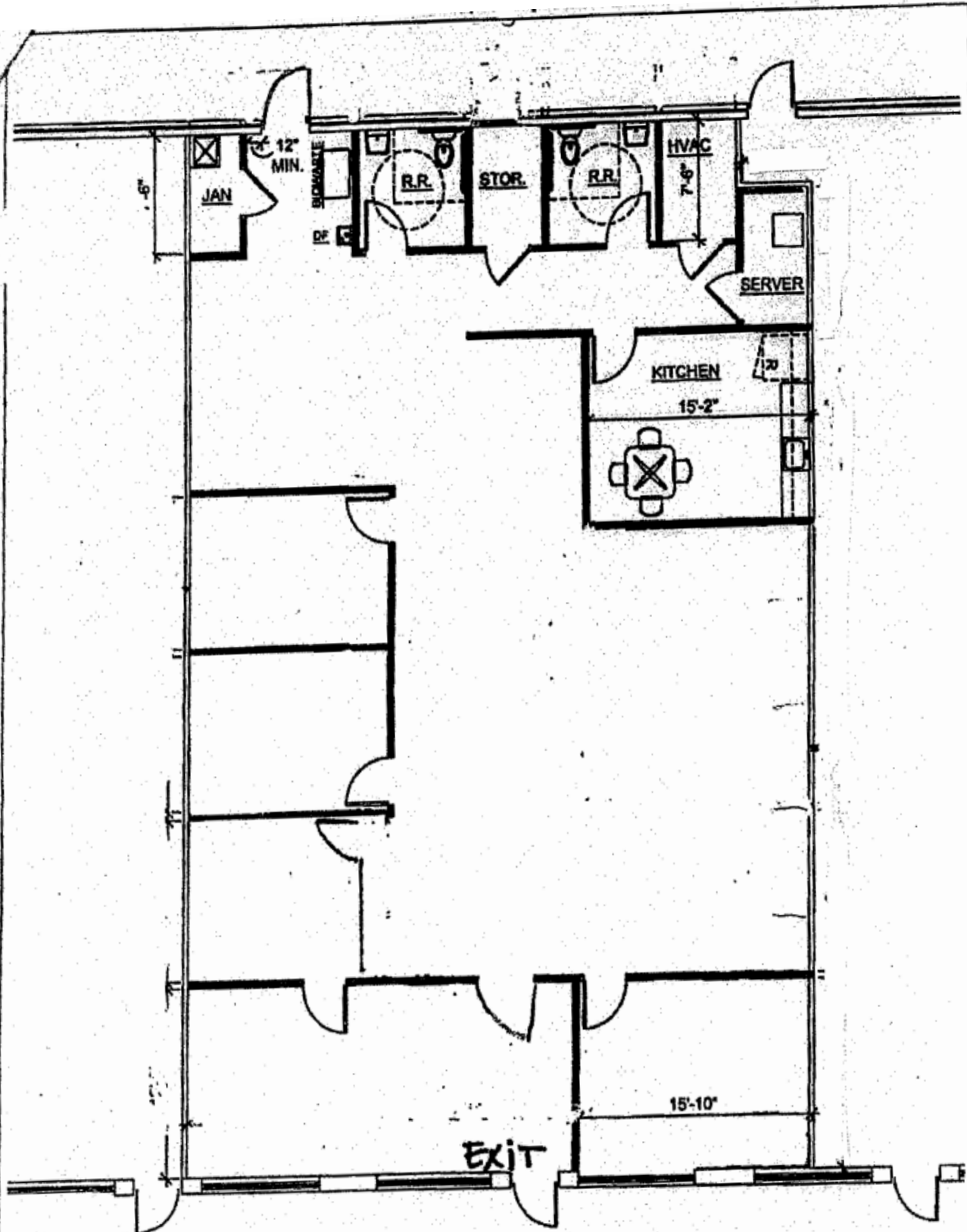
**TERMS**

Lease	\$18 PSF NNN
<b>CAM \$6.56 PSF</b>	



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<p>Workspace 2516 Sq Ft</p>	<p>PROJECT - Waterbury, CT</p>
	<p>DRAWING NAME Overall Layout</p>
<p>REVISION DATE</p>	