

**CORNERSTONE REALTY, INC.**  
YOUR FOUNDATION FOR BUILDING SUCCESS™



**240 EAST AURORA ST. SUITE 200,  
WATERBURY, CT. 06708**  
**+/- 4,000 SQ. FT. WAREHOUSE SPACE**  
**LEASE RATE: CALL FOR DETAILS**



## UNIT HIGHLIGHTS:

- SINGLE STORY
- SINGLE TENANT OCCUPANCY
- 9 DRIVE-IN DOORS
- OUTSIDE TENANT STORAGE AVAILABLE
- CONVENIENT ACCESS TO RT. 8 & I-84

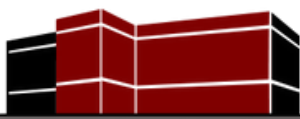
For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty, Inc.  
203-724-7016 - ahale@cmcict.com

Property Owned and Managed by: Cornerstone Realty, Inc.

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - [www.criproperties.net](http://www.criproperties.net)

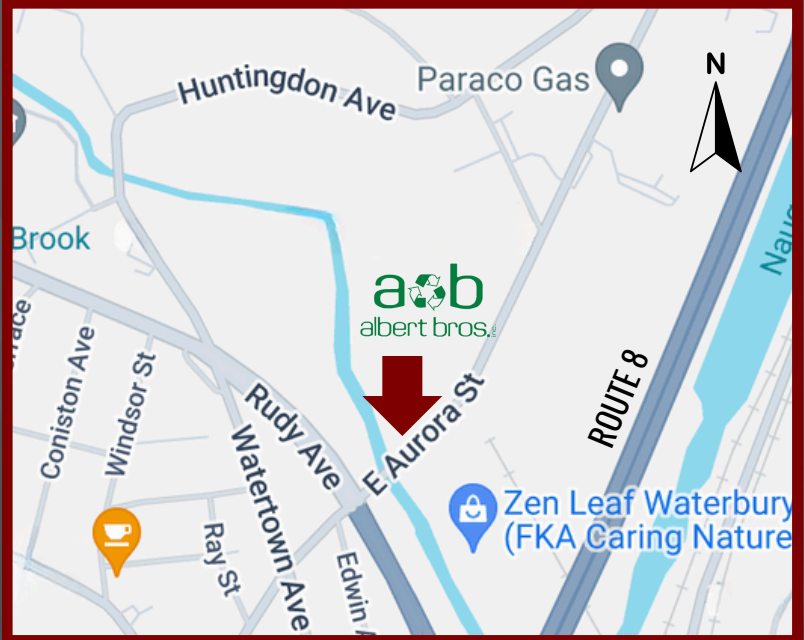
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**+/- 4,000 SQ. FT. WAREHOUSE SPACE AVAILABLE**

## PROPERTY OVERVIEW:

An excellent lease opportunity for a contractor / trades company looking for their own free-standing building. 240 East Aurora Street offers +/- 4,000 SF of Warehouse space. This property offers direct access to Rt. 8 and Interstate 84. Adjacent yard space is available.



## LEASE INFORMATION:

- WAREHOUSE AREA: +/- 4,000 SF
- TERM: 3 - 5 YEARS
- RENTAL RATE: CALL FOR DETAILS
- ZONING: IG/ GENERAL INDUSTRIAL
- AVAILABILITY: NOW

## MECHANICAL EQUIPMENT:

- SHOP A/C : NO
- SHOP HEAT: YES
- SPRINKLERS: NO

## BUILDING FEATURES:

- CEILING HEIGHT: 8'
- DRIVE IN DOORS: 9
- ROOF: NEW AS OF 2024
- CONSTRUCTION: MASONRY
- FLOORS: 1 (CONCRETE)
- RESTROOM: YES

## UTILITIES:

- TYPE OF HEAT: PENDING
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 200 AMP (FLEXIBLE)
- WATER & SEWER: PUBLIC

## EXPENSES:

- |                  | TENANT | LANDLORD |
|------------------|--------|----------|
| • R.E. TAXES     | X      |          |
| • R.E. INSURANCE | X      |          |
| • UTILITIES      | X      |          |
| • MAINTENANCE    | X      |          |
| • JANITORIAL     | X      |          |

## LAND

- AREA: +/- 7,000 SQ FT
- PARKING: +/- 16
- RAIL ON SITE: NO

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