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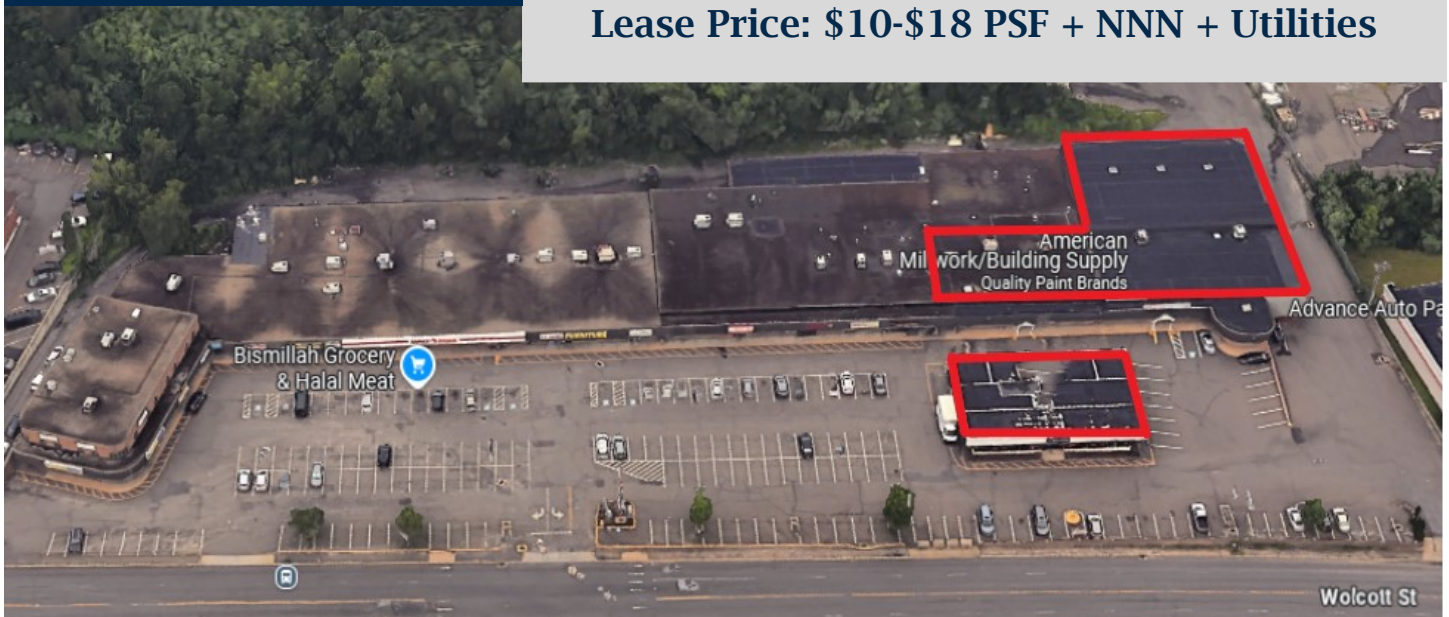
Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



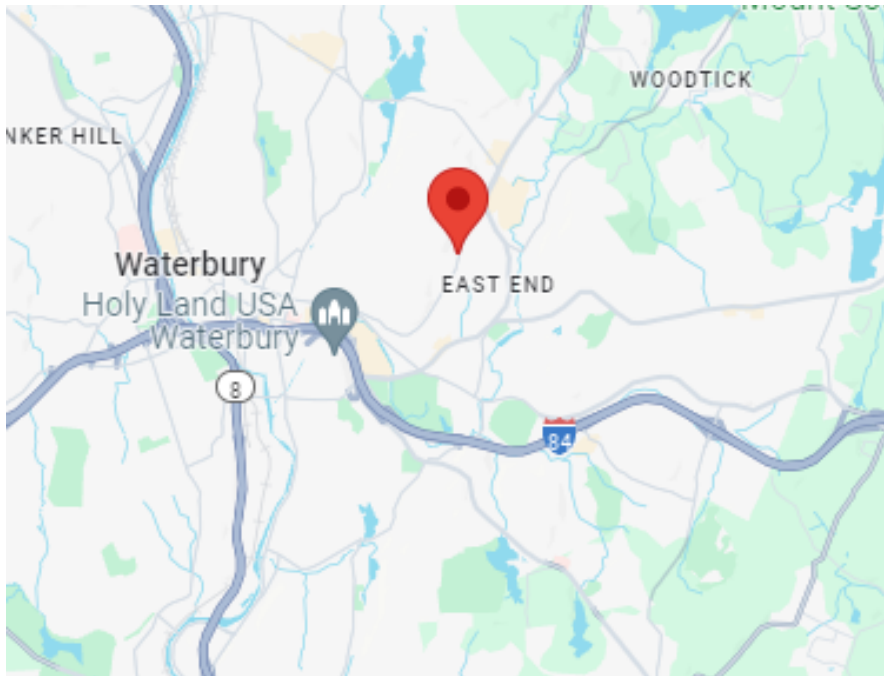
**625 Wolcott Street
Waterbury, CT 06705**

**625 Plaza Shopping Center
Retail Spaces Available
17,400 +/- S/F Retail / Shop Space
4,800 +/- S/F Retail Building Space
Join: American Millwork, Family Dollar
Excellent Visibility in a Busy Retail Plaza
Lease Price: \$10-\$18 PSF + NNN + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS		625 Wolcott St	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	83,649 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	22,200 +/-	Type of Heat	Gas F/A
Will Subdivide to	4,800 S/F - 17,400 S/F	OTHER	
		Acres	11.1
Total/avail drive-in	2 - Rear	Zoning	CA
Ext. Construction		Parking	Ample
Ceiling Height	12'-16'	State Route / Distance To...	
Roof		TAXES	
Date Built	1987	Assessment	\$4,067,000.00
UTILITIES	Tenant /Owner to Verify	Appraisal	\$5,810,000.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$201,072.48
Gas/Oil	Gas	TERMS	
Electrical	Eversource	Lease	\$10-\$18 PSF + NNN + Utilities
		Nets	Est. \$5 PSF



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