

FOR LEASE

CONTACT: BRIAN GODIN or
 MARY BUCKLEY
 E-mail: Bgodinpb@gmail.com
 E-mail: Mbuckley.gpb@gmail.com
 850 Straits Turnpike Suite 204
 Middlebury, CT 06762
www.GodinPropertyBrokers.com
 Phone: 203-577-2277 Fax: 203-577-2100



*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

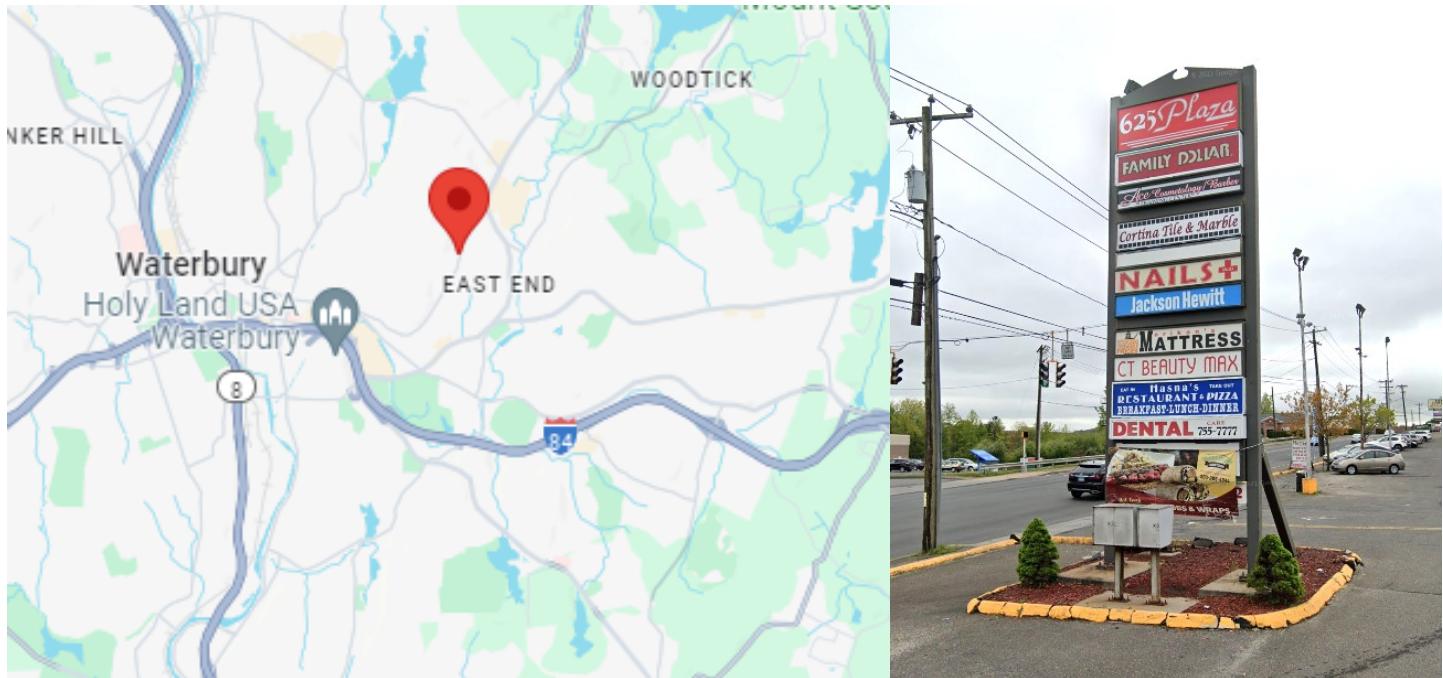
Excellent Visibility in a Busy Retail Plaza

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	
Total/avail drive-in	2 - Rear	Acres	11.1
Ext. Construction		Zoning	CA
Ceiling Height	12'-16'	Parking	Ample
Roof		State Route / Distance To...	
Date Built	1987	TAXES	
UTILITIES		Assessment	\$4,067,000.00
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



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.

