



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003

LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
	Indust.
X	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE Vacant Land

TOWN Waterbury ST. & NO. 497 Plank Road ZIP 06705

DESCRIPTION Possible 3 pad sites for retail / bank etc. or 24,000 SF building

\$20,000 per month for 4.74 acres or \$4,000,000 sale

WILL DIVIDE Yes PRESENT USES Vacant POTENTIAL USES Retail

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

Heat Type _____
Elev. _____
A/C Office _____
plant _____
Sprinkler _____
Roof Type _____
Year _____
Other _____

Acres 4.74
Zoning CA
Condition of Site (%)
Level _____
Slope _____
Wet _____
Dry _____

TERMS

Sale Price \$4,000,000
Lease Price \$20,000 NNN
(monthly)

Tenant Pays:

Insurance _____
Heat _____
Water _____
A/C _____
Electric _____
Taxes _____

UTILITIES

Water: Municipal X Well _____
Electric: Amp. _____ Phase _____
Gas: X _____
Sewer: Sanitary X Septic _____

ASSESSMENT:

Land: _____
Improvements: _____
Total: _____

Mill Rate: _____
Taxes: _____

REMARKS:

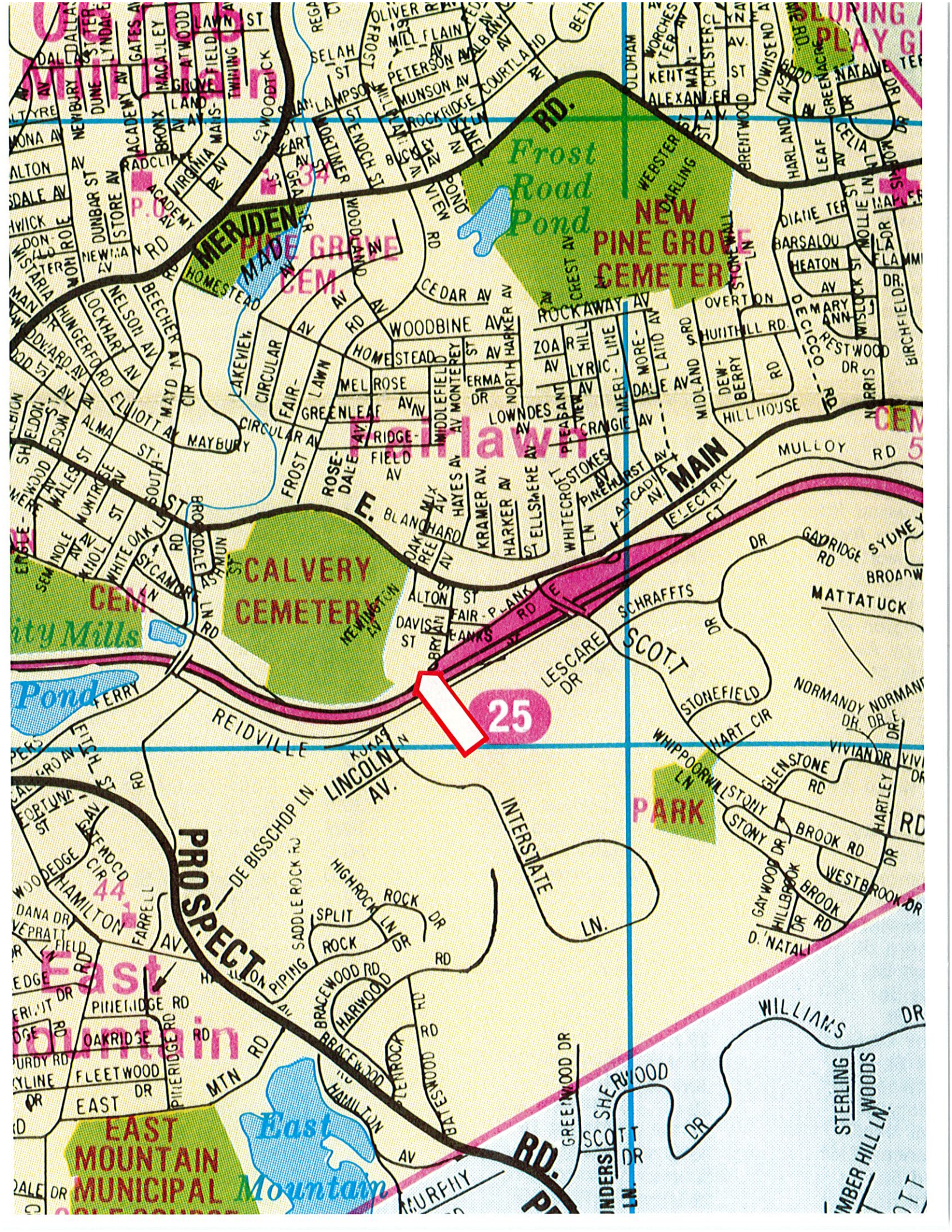
Excellent interstate highway location
at exit 25 I-84

TRANSPORTATION

Highway Visibility Yes
Interstate Highway I-84
Exit 25
State Rt. _____
RR Siding No

AGENT: DAVID R. THEROUX

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



25

Frost Road Pond

NEW PINE GROVE CEMETERY

CALVERY CEMETERY

City Mills Pond

Ferry Pond

PARK

EAST MOUNTAIN MUNICIPAL GOLF COURSE

East Mountain

PROSPECT

RD.

MAIN ELECTRIC

INTERSTATE LN.

SCOTT

WILLIAM'S

STERLING WOODS

NORMANDY NORMANT

MATTATUCK

GADRIDGE SYDNEY

MULLOY RD

HILLHOUSE

OVERTON

DIANE TER

HARLAND AV

TOWNSEND A

WEBSTER

OLDHAM

ROCKAWAY AV

CREST AV

VIEW RD

COURTLAND

BETH

WOODBINE AV

CEEDAR AV

WOODLAND

ROCKRIDGE

MILL FLAIN

HOMESTEAD

AV

WOODLAND

ROCKRIDGE

MILL FLAIN

CIRCULAR

AV

WOODLAND

ROCKRIDGE

MILL FLAIN

BECKER AV

MAYD CIR

WOODLAND

ROCKRIDGE

MILL FLAIN

LOCKHART AV

BECKER AV

WOODLAND

ROCKRIDGE

MILL FLAIN

HUNGERFORD AV

BECKER AV

WOODLAND

ROCKRIDGE

MILL FLAIN

2
65.3 Ac
#2324

5
4.69 Ac
#5

9
0.11 Ac
#22

DAVIS ST

14
0.27 Ac
#497

52
4.74 Ac
#

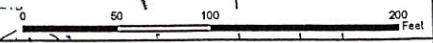
PLANK RD EAST

I-84 W

I-84 E

REIDVILLE DR

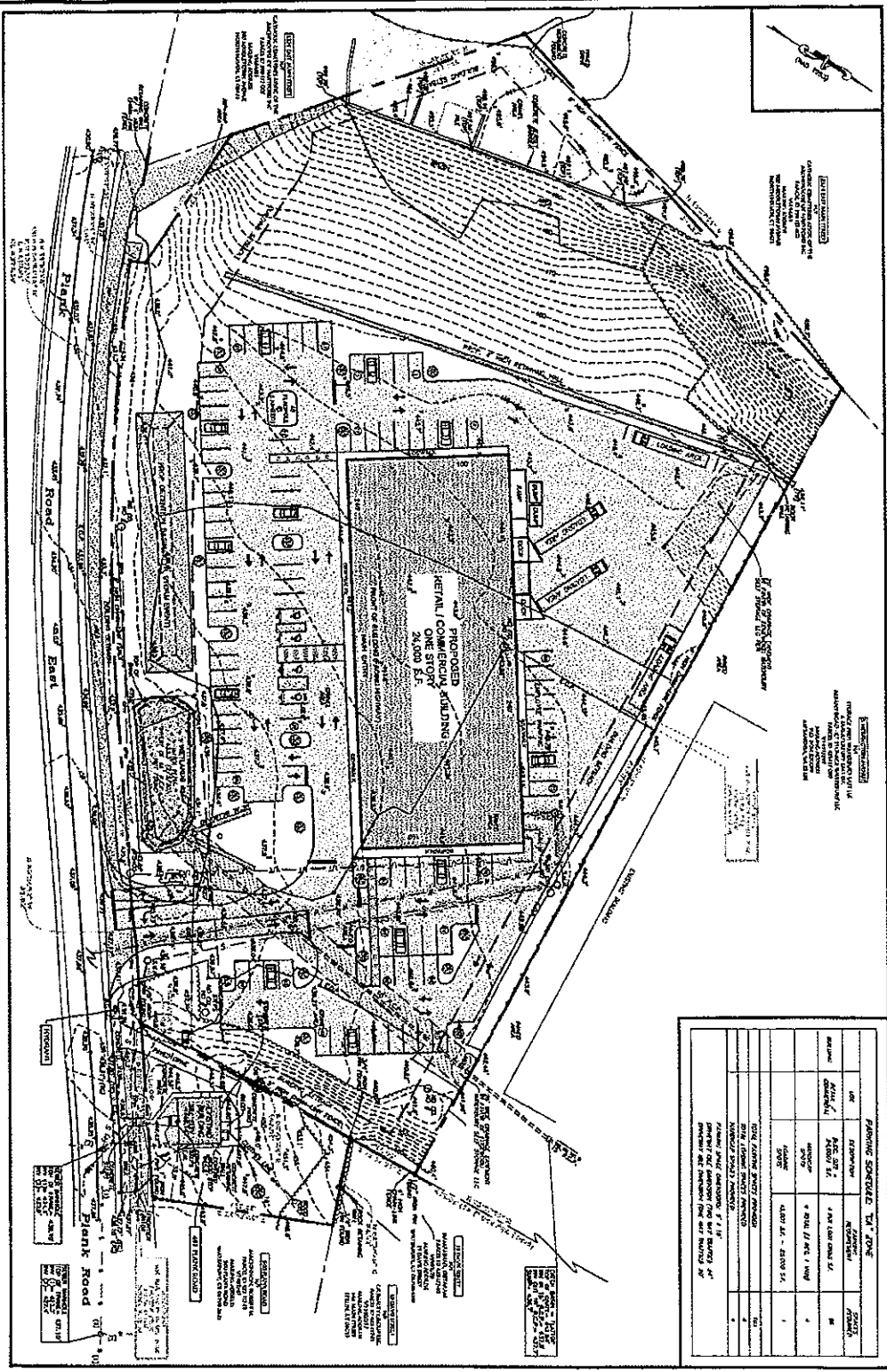
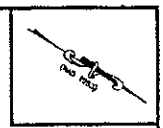
1
13.1 Ac
#410



City of Waterbury
Public Works Department

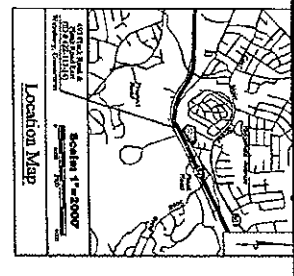
MBL: 0421-0117-0052
ADDRESS: PLANK RD EAST

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PARKING SCHEDULE "B" ZONE

USE	STANDARD	RECOMMENDED	MINIMUM
RETAIL	4 PER 1,000 S.F.	4 PER 1,000 S.F.	4 PER 1,000 S.F.
OFFICE	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
RESIDENTIAL	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
INDUSTRIAL	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
RECREATION	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
UNIVERSITY	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
GOVERNMENT	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
TRANSPORTATION	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.
OTHER	1 PER 1,000 S.F.	1 PER 1,000 S.F.	1 PER 1,000 S.F.



SALE DRIVE REQUIREMENTS

TYPE	MINIMUM	RECOMMENDED	MAXIMUM
SALE DRIVE WIDTH	10'	12'	15'
SALE DRIVE LENGTH	100'	150'	200'
SALE DRIVE AREA	1,000 S.F.	1,500 S.F.	2,000 S.F.
SALE DRIVE PERCENTAGE	10%	15%	20%
SALE DRIVE SURFACE	ASPHALT	ASPHALT	ASPHALT
SALE DRIVE SLOPE	1%	1%	1%
SALE DRIVE CURB	4"	4"	4"
SALE DRIVE FINISH	ASPHALT	ASPHALT	ASPHALT

NOTES

- The proposed site plan is based on the information provided by the applicant and is subject to change without notice.
- The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- The applicant is responsible for providing all necessary utility information and for coordinating with the utility companies.
- The applicant is responsible for providing all necessary site information and for coordinating with the local government.
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LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Building
(Symbol)	Parking Space
(Symbol)	Street
(Symbol)	Utility Line
(Symbol)	Property Line
(Symbol)	Topography
(Symbol)	Water
(Symbol)	Other

Subject Parcel Information

OWNER: [Name]

ADDRESS: [Address]

DATE: [Date]

Subject Parcel Information

OWNER: [Name]

ADDRESS: [Address]

DATE: [Date]

OWNER / ARCHITECT:

NAME: [Name]

ADDRESS: [Address]

PHONE: [Phone]

NO.	DATE	REVISION
1		
2		
3		

RETAIL / COMMERCIAL DEVELOPMENT

SCHEMATIC SITE PLAN

Waterbury, Connecticut

HARKON ENGINEERING, LLC

1100 Waterbury Road, Waterbury, CT 06705

PHONE: (203) 261-1111

FAX: (203) 261-1112

WWW.HARKONENGINEERING.COM

Gas in street

1/2 parking space for industrial