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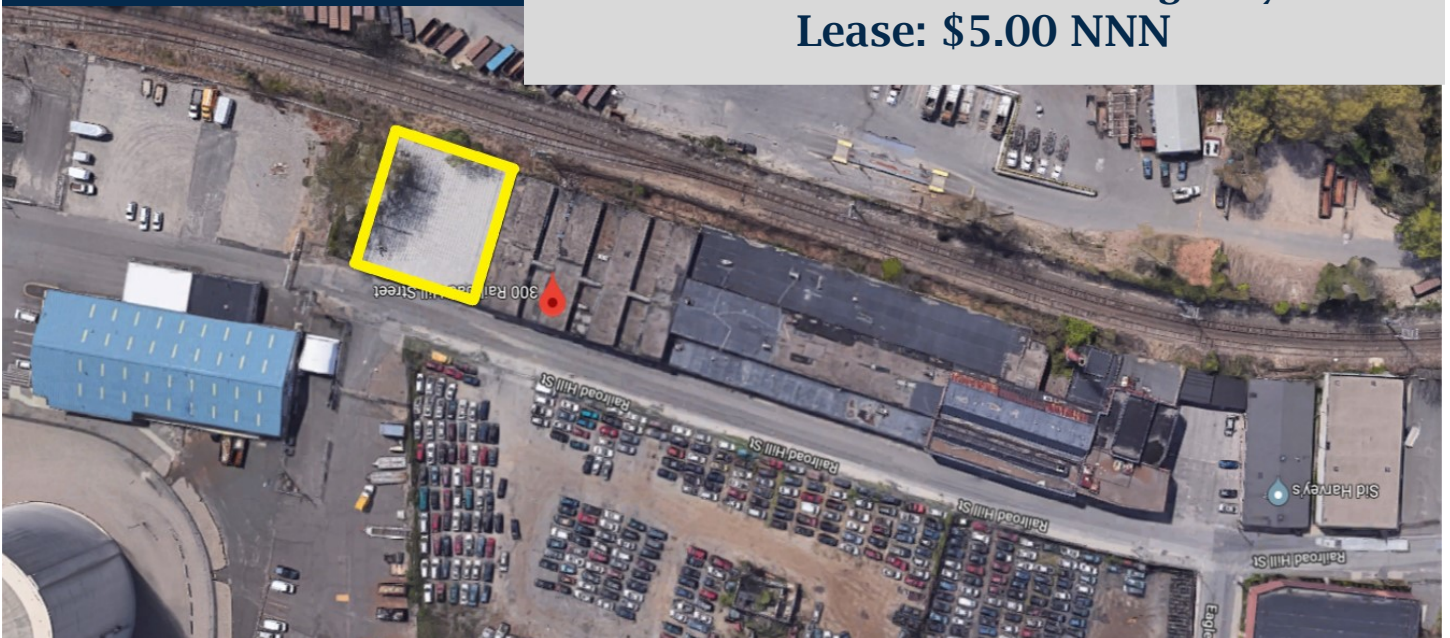
Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



**300 Railroad Hill Street
Waterbury, CT 06708**

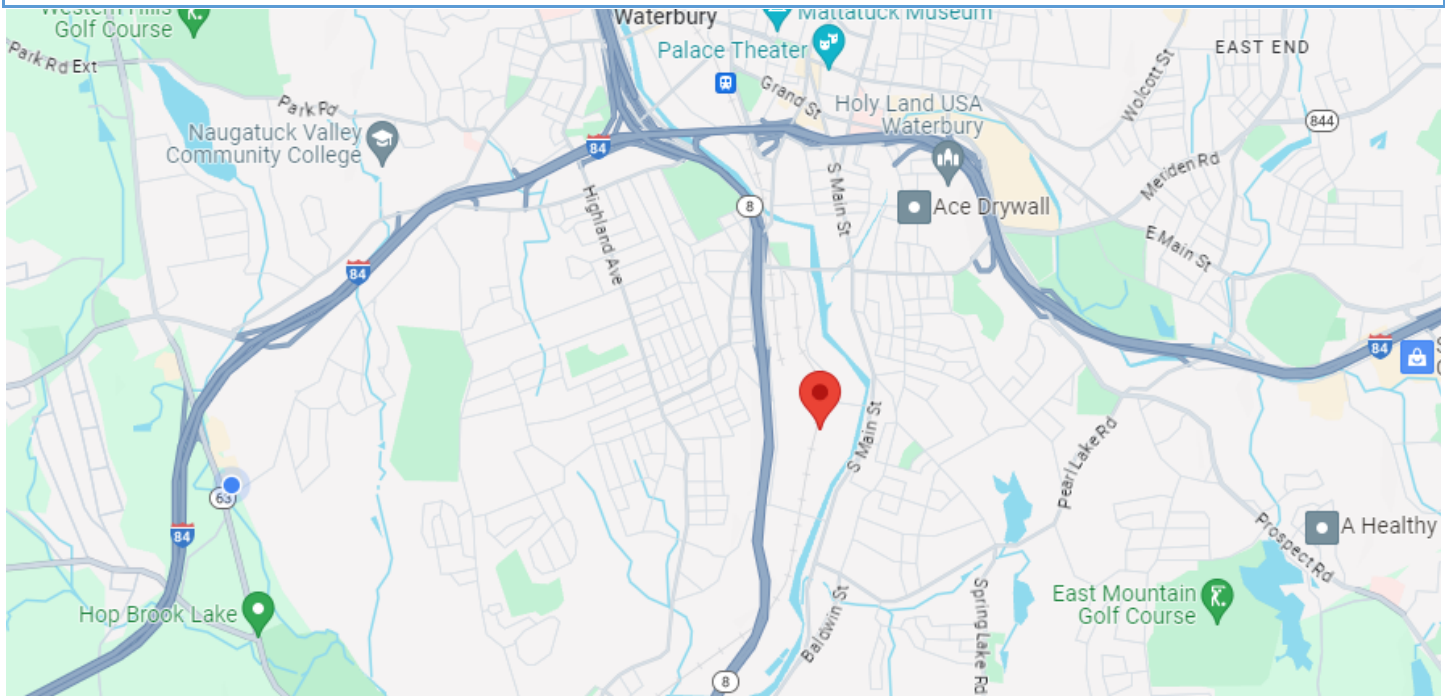
**11,000 +/- S/F Warehouse or Manufacturing Facility
Nice Space with Drive-in Door & Dock Access
14'6" Ceiling Clear Height
Great Location with Excellent Highway Access
Lease: \$5.00 NNN**



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		300 Railroad Hill Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	90,000	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Previously Dry System
Avail S/F	11,000	Type of Heat	Gas
Ext. Construction	Brick	OTHER	
Ceiling Height	14'6"	Acres	2.2
Roof	Rubber/ Asphalt/Steel	Zoning	IG
Date Built	1950-1970	Parking	
Drive-in	1	State Route / Distance To...	RTE 8 /.5 miles
Loading Dock Accessible	1	TAXES	
UTILITIES		Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	Yes	Taxes	
Electrical	200 Amps	TERMS	
	120/208 V	Lease	\$5.00 NNN



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