

FOR LEASE



***1333 Thomaston Ave
Waterbury, CT 06708***

7,500 +/- S/F

Beautiful, Turn-key Daycare Center

12 Classrooms , Library & Administrative Offices

Indoor & Outdoor Play Areas

Classrooms with Double Sinks, Refrigerators & Furniture

Ample On-Site Parking, Handicap Accessible (Ramp Access)

Security & Sound System Throughout

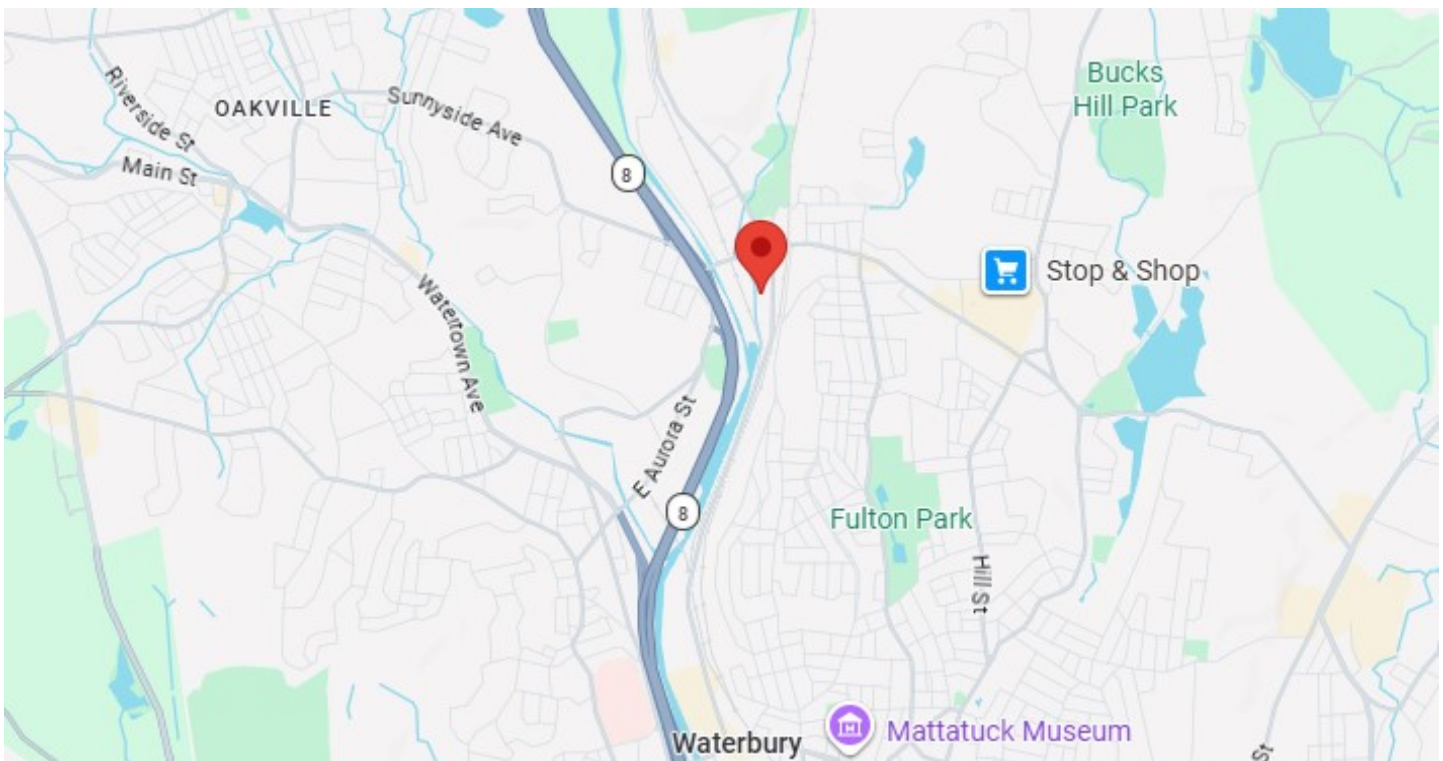
Ideal for Daycare Center, Pediatric Therapy or Learning Center

Lease: \$13 PSF Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	1333 Thomaston Ave, Bldg 1
CITY, STATE	Waterbury, CT 06708

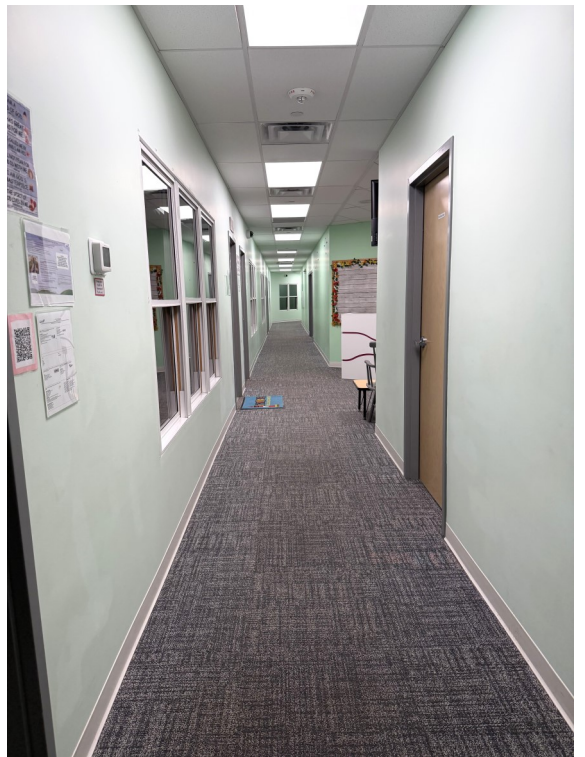
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,779 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	7,500 +/-	Type of Heat	F/A - Gas
Ext. Construction	Wood Siding	OTHER	
Roof		Acres	2.40
Date Built	1956	Zoning	IL
Ceiling Height	10'-12'	Parking	Ample/Parking Lot
		State Route / Distance To...	Route 8 - 1 mile
UTILITIES		TERMS	
	Tenant to Verify		
Sewer	City	Lease	\$13 PSF Gross + Utilities
Water	City		
Gas	EverSource		
Electrical			







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updated 10-28-23

	Pull Station
	Fire Extinguisher
EXIT	Designated Exit
	Exit Path
	Assembly Area

