

# FOR LEASE



*36 Sheffield Street*

*Waterbury, CT 06704*

**Office/Warehouse For Lease**

**Lots of Options**

**2 Buildings**

**4,340 +/- S/F of Build to Suit Office Space**

**2nd Level (Ready April 2024)**

**3,301 +/- S/F of Warehouse Garage Space**

**Rates from \$6 - \$14 PSF NNN + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>36 Sheffield Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06704</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	23,000+/-	Air Conditioning	Office - Central
Number of floors	1	Sprinkler / Type	
Avail S/F	7,641 +/-	Type of Heat	Forced Air
Office Space		<b>OTHER</b>	
Drive in Doors	4 (Bldg 2/3)	Acres	2
Loading Dock	2 (Bldg 3)		
Ext. Construction	Brick Masonry	Zoning	CG
Ceiling Height	11' - Bldg 2 / 28' - Bldg 3	Parking	Plenty on Site
Roof	Flat Rubber	State Route / Distance To...	5/10 to RT 8
Date Built	1950 - 1981	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical	3 Phase	Lease from	\$6 - \$14 PSF NNN
		(NNN Approx. \$2.50)	Plus Utilities



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**Bldg 1 2nd Level**  
**4,340 +/- S/F**  
**Build to Suit Office**  
**Available Spring of**  
**2024**



**Bldg 2 3,301 +/- S/F**  
**Retail/Garage**  
**11' Ceiling**  
**Potential for**  
**Additional Drive-In**



***LEASED***

**Bldg 3 10,750 +/- S/F**  
**Minimum S/F 3,700**  
**With Mezzanine**  
**28' Ceiling**