



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
	Lease
X	Indust.
	Retail
X	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE Vacant 2.5 acre lot

TOWN Waterbury ST. & NO. Turnpike Drive ZIP 06708

DIRECTIONS Off of Rt. 63 at the Watertown, Middlebury, Waterbury town lines

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES Industrial / Office

BUILDING

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		

MECHANICAL EQUIPMENT

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

LAND

Acres	<u>2.5</u>
Zoning	<u>IP</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

TERMS

Sale Price \$275,000

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	<u>\$70,900</u>

Mill Rate:	<u>60.21</u>
Taxes:	<u>\$4,269</u>

REMARKS:

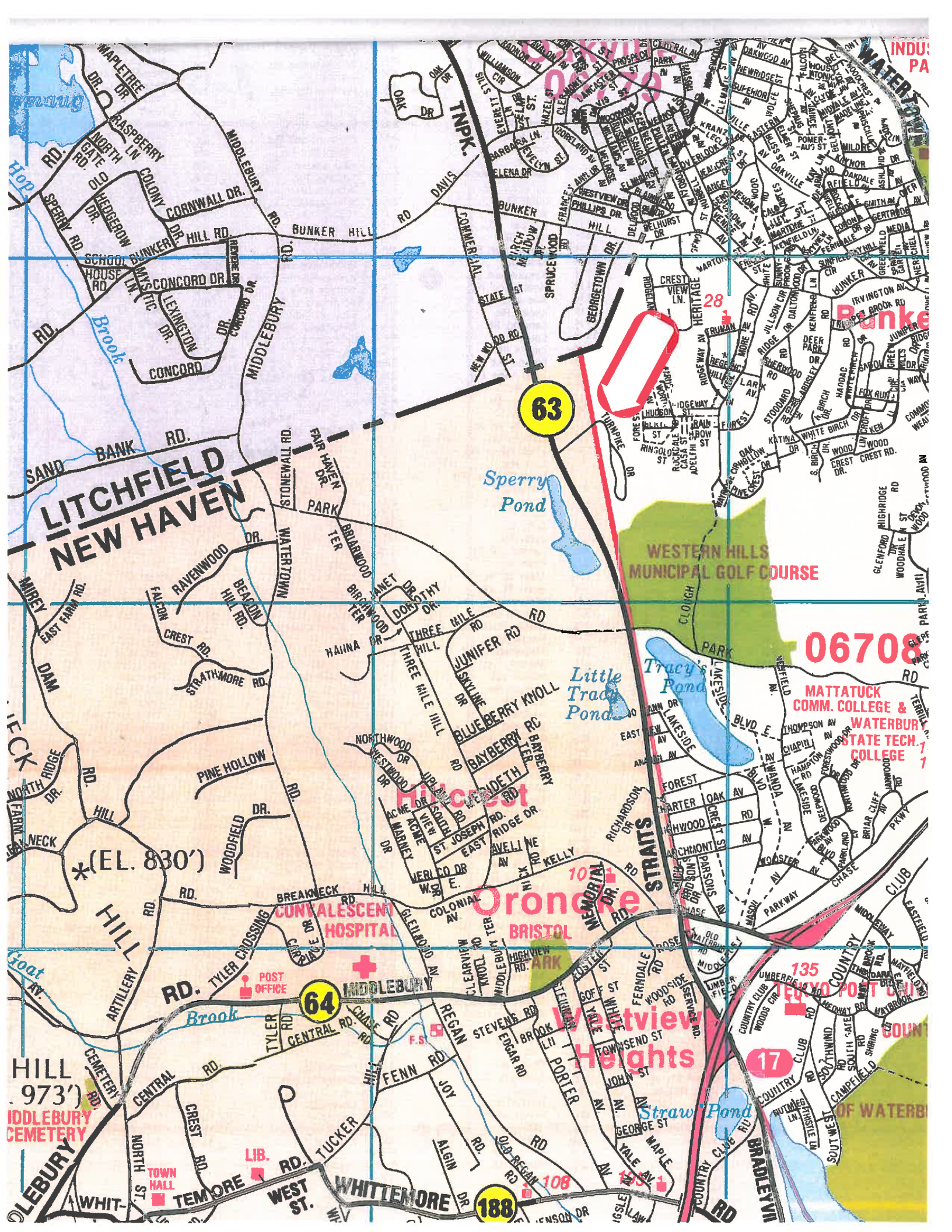
Nice area of Waterbury for an Industrial - Office building

AGENT: DAVID R. THEROUX

TRANSPORTATION

Highway Visibility	<u>No</u>
Interstate Highway	<u>I-84</u>
Exit	<u>17</u>
State Rt.	
RR Siding	

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.



LITCHFIELD NEW HAVEN

63

Sperry Pond

WESTERN HILLS
MUNICIPAL GOLF COURSE

06708

MATTATUCK
COMM. COLLEGE &
WATERBURY
STATE TECH.
COLLEGE

Orange
BRISTOL

Westview
Heights

17

188

64

(EL. 830')

HILL
(973')
LITCHFIELD
CEMETERY

LEBURY
WHIT-

LIB.

WEST ST.

WHITTEMORE

108

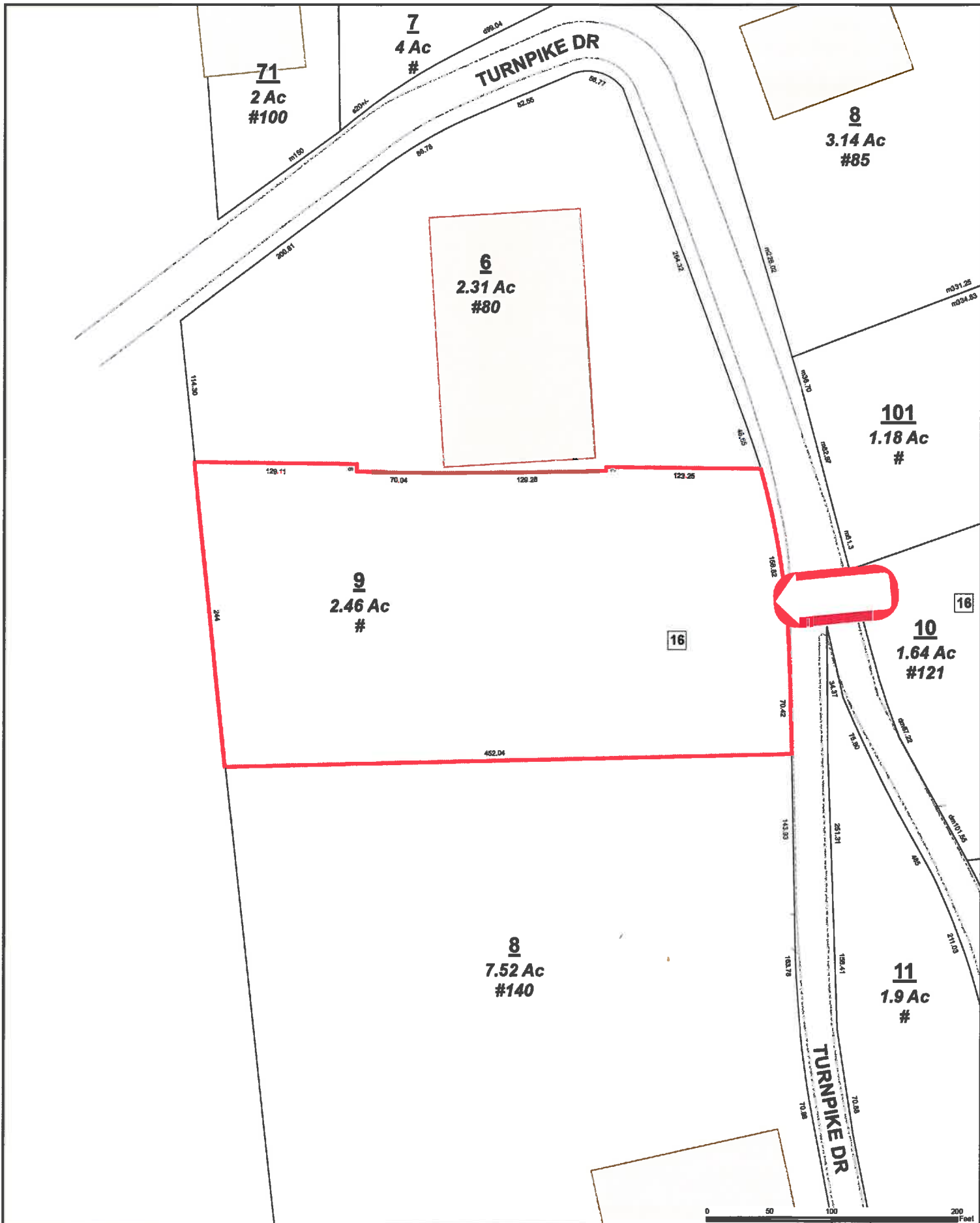
125

135

17

108

125



City of Waterbury
Public Works Department

MBL: 0207-0016-0009
ADDRESS: TURNPIKE DR

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