



Drubner Industrials
Commercial and Industrial Real Estate Brokers

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

NAME OF BUILDING OR SITE 515 WATERTOWN AVENUE

TOWN Waterbury ST. & NO. 515 Watertown Avenue ZIP 06708

DESCRIPTION 5,657 SF Former adult day care / gymnasium

WILL DIVIDE No PRESENT USES Vacant POTENTIALI USES Med / Gym

BUILDING

FLOORS	SF	Ceiling
1st fl.	<u>5,657</u>	<u>8'-12'</u>
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.	<u>5,657</u>	
Total SF bldg.	<u>12,568 +/-</u>	
Column spacing		
Yr. built	<u>2000 remodel</u>	
No. O/H doors		
Truck docks	<u>0</u>	
Parking	<u>60 cars</u>	
Expansion	<u>No</u>	

MECHANICAL EQUIPMENT

Heat Type	<u>Gas</u>
Elev.	<u>No</u>
A/C Office	<u>X</u>
plant	
Sprinkler	
Roof Type	
Year	
Other	

LAND

Acres	<u>.80 +/-</u>
Zoning	<u>Com</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

TERMS

Lease Price \$11 GROSS

UTILITIES

Water:	Municipal	<u>X</u>	Well	
Electric:	Amp.		Phase	
Gas:	<u>X</u>			
Sewer:	Sanitary	<u>X</u>	Septic	

Tenant Pays:

Insurance	
Heat	<u>X</u>
Water	
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	

REMARKS:

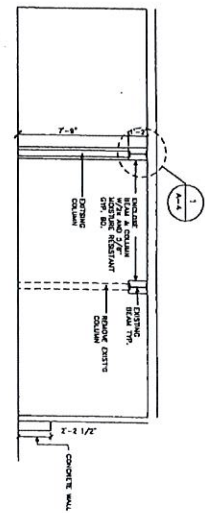
\$11 Gross plus utilities

TRANSPORTATION

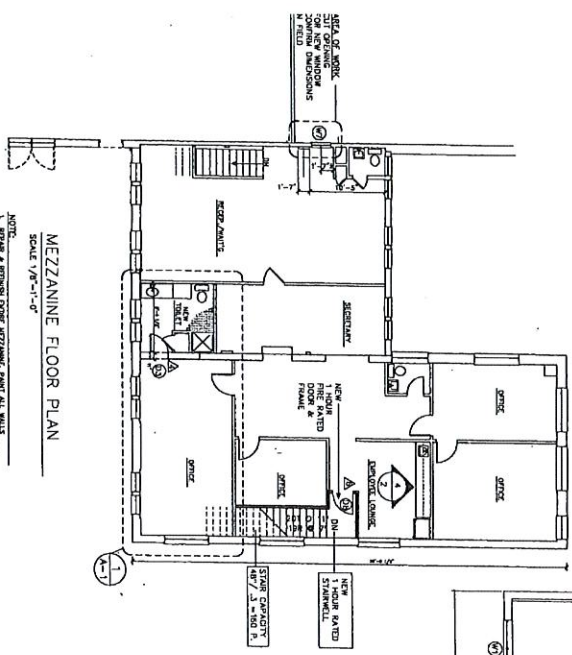
Highway Visibility	
Interstate Highway	<u>84</u>
Exit	<u>Rt. 8 N</u>
State Rt.	<u>8</u>
Exit	<u>35</u>

AGENT: DAVID THEROUX

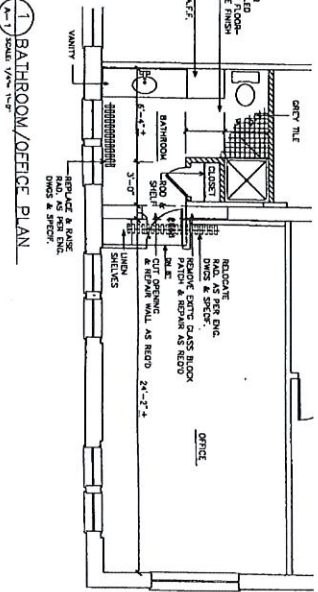
Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



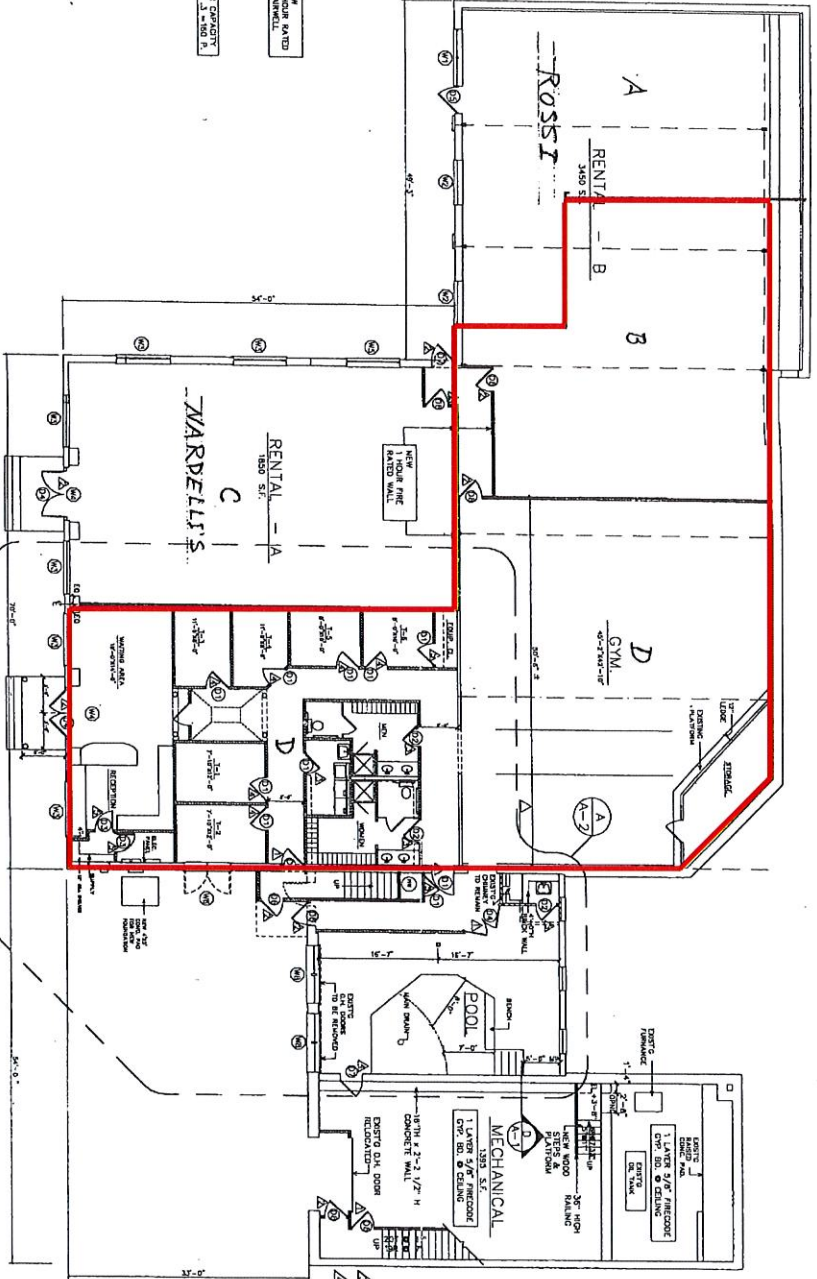
SECTION THRU POOL
SCALE 1/4" = 1'-0"



MEZZANINE FLOOR PLAN
SCALE 1/8" = 1'-0"



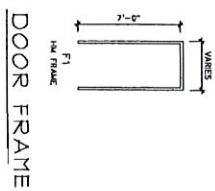
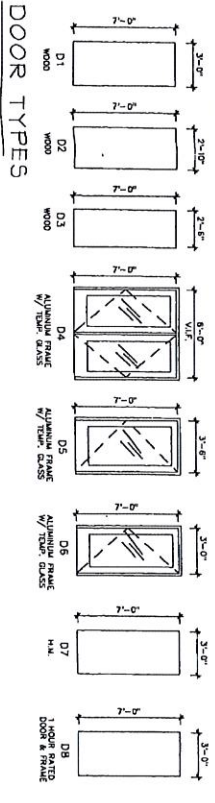
BATHROOM/OFFICE PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

HARDWARE SCHEDULE

- ▲ CLOSER, NO LATCH, PUSH/PULL
- ▲ CLOSER, PANIC BAR, LOCK SET
- ▲ SPRING HINGES, NO LATCH, PUSH/PULL
- ▲ SPRING HINGES, PRIVACY LOCKSET
- ▲ PASSAGE LOCKSET
- ▲ CLOSER LATCH SET, PUSH/PULL



- GENERAL NOTES:**
- EXISTING EXTERIOR WALLS SHALL BE FURRED WITH 3 1/2" INSULATION (R11) & 5/8" GYP. BO.
 - INSTALL R30 INSULATION AT ALL EXISTING CEILING.

	<p>ALTERATIONS FOR SCORE INC. 525 BATERSTON AVE. LATERBURY CT.</p>	<p>FIRST & MEZZANINE FLOOR PLAN</p>	<p>MERRELL ASSOCIATES ARCHITECTS & ENGINEERS 98 WEST MAIN STREET ■ 753-5676 ■ WATERBURY CONN.</p>
	<p>PROJECT #108 DATE: 8/12/78 DRAWN BY: JLS</p>		