

## FOR LEASE



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

**8,800 +/- 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**

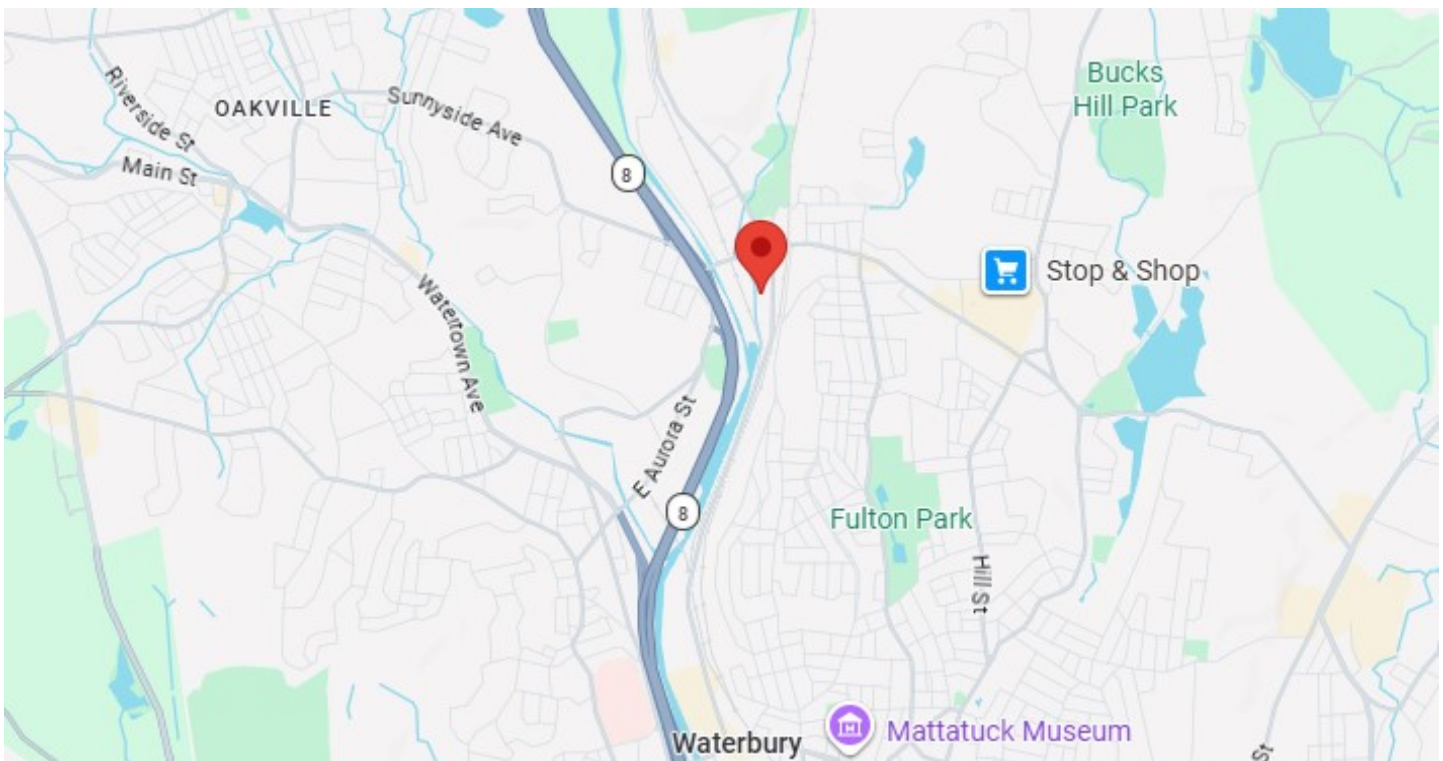
**Ideal for Daycare Center, Pediatric Therapy or Learning Center**

**Lease: \$14 PSF NNN + Utilities**

# PROPERTY DATA FORM

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

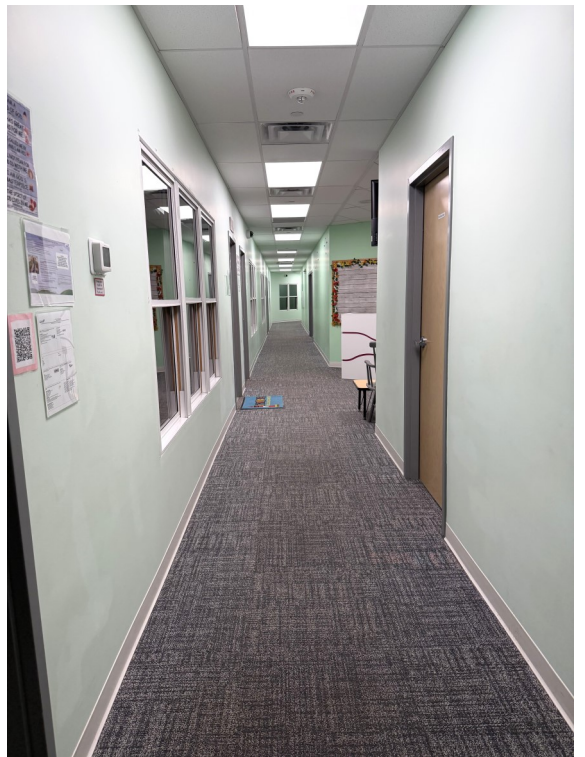
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,779 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	8,800 +/-	Type of Heat	F/A - Gas
Ext. Construction	Wood Siding	<b>OTHER</b>	
Roof		Acres	2.40
Date Built	1956	Zoning	IL
Ceiling Height	10'-12'	Parking	Ample/Parking Lot
		State Route / Distance To...	Route 8 - 1 mile
<b>UTILITIES</b>		<b>TERMS</b>	
	<b>Tenant to Verify</b>		
Sewer	City	Lease	\$14 PSF NNN + Utilities
Water	City		(Nets Approx \$3 PSF)
Gas	EverSource		
Electrical			



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.








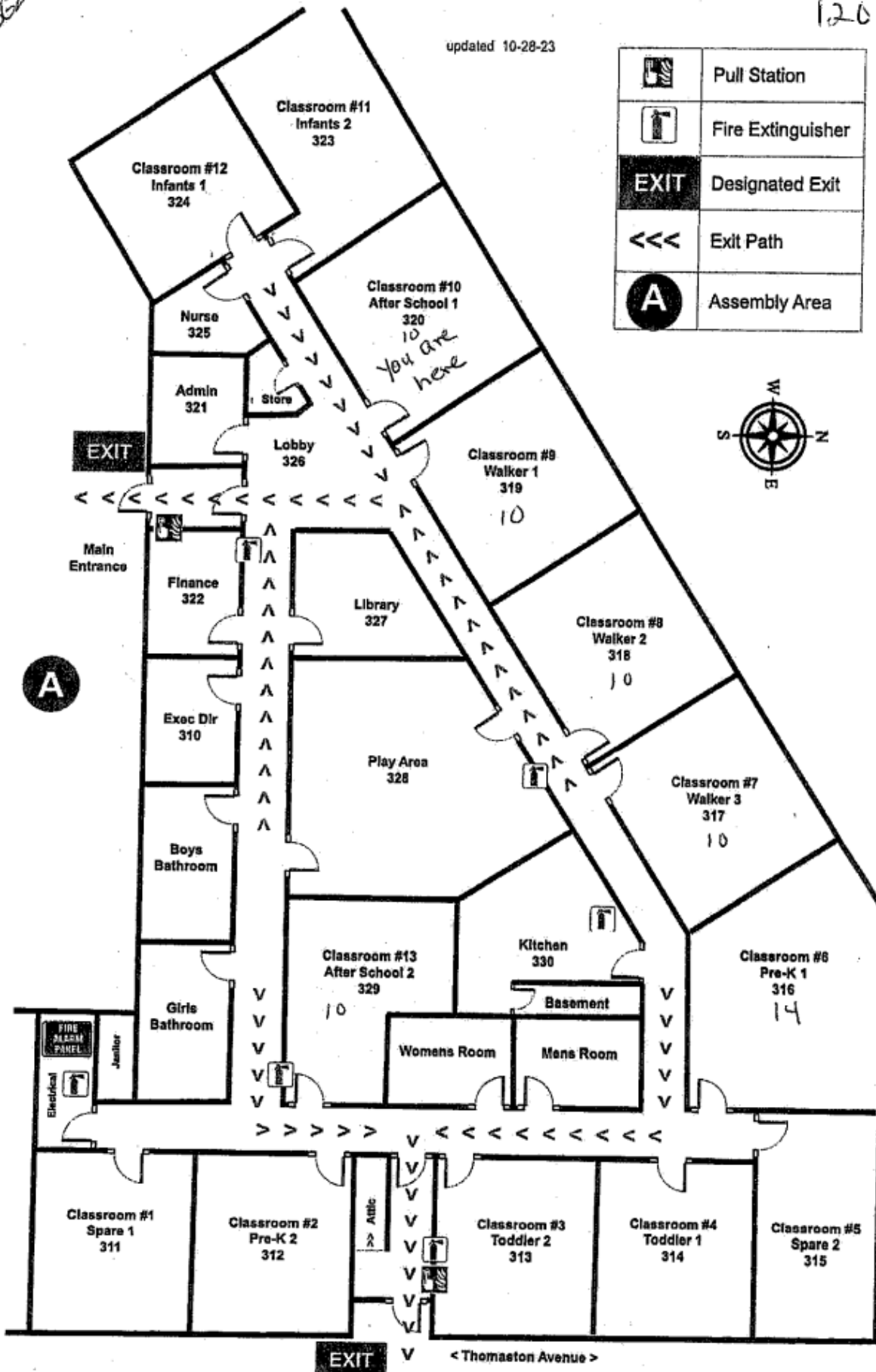
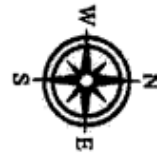


for

120

updated 10-28-23

	Pull Station
	Fire Extinguisher
<b>EXIT</b>	Designated Exit
	Exit Path
<b>A</b>	Assembly Area



\* 8