

# FOR LEASE

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**150 East Aurora Street  
Waterbury, CT 06708**

**Up to 90,000 +/- S/F  
Warehouse/Manufacturing Facility  
Divisible to 10,000 +/- S/F with  
Additional Units of 4,900 & 8,400 +/- S/F  
16'-24' Ceilings, Heavy Power  
Great Location with Immediate RT 8 Access  
Enterprise Zone, Major Renovations Underway with  
New Ownership  
IG Heavy Industrial Zoning  
Offered at \$4.95 PSF NNN**

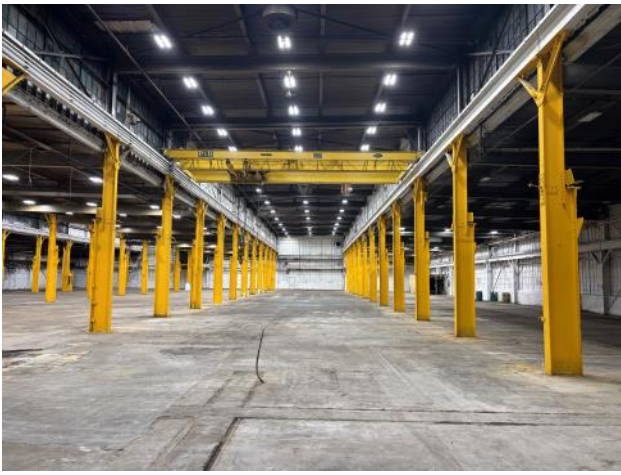
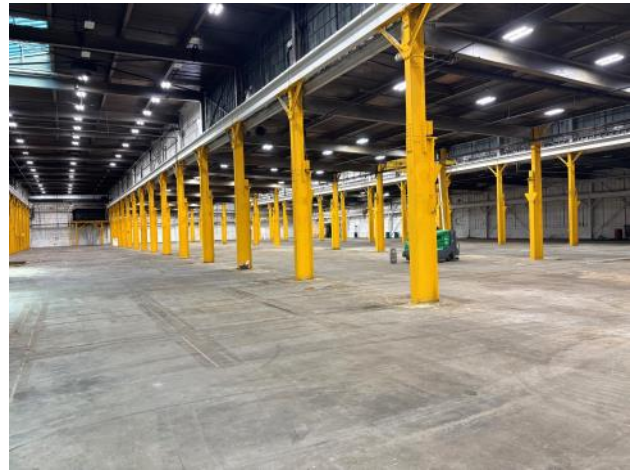
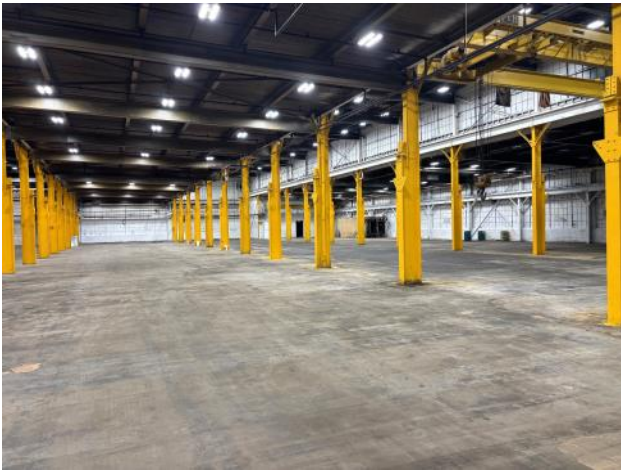


# PROPERTY DATA FORM

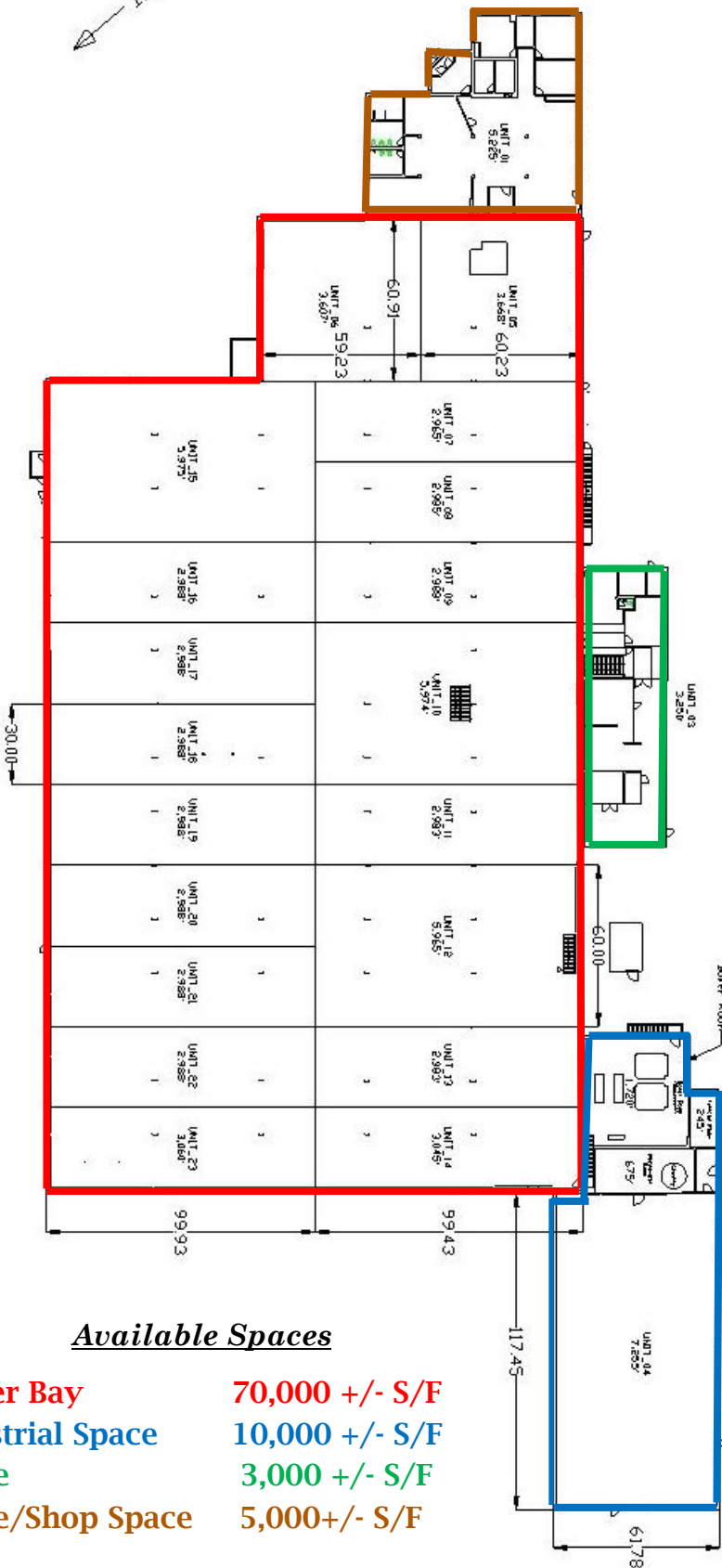
<b>PROPERTY ADDRESS</b>		<b>150 East Aurora Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	90,000 +/-	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	Up to 90,000 +/- (Divisible)	Type of Heat	Gas
Avail Docks	1 - Additional Possible	<b>OTHER</b>	
Overhead Doors	4	Acres	3.3
Ceiling Height	16'-24'	Zoning	IG
Ext. Construction	Steel/Masonry	Parking	Ample
Roof	Rubber/Asphalt - New	State Route / Distance To...	.5mi to I-84 / .2mi to RT 8
Date Built	1942/1976 (Renovated 2026)	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$1,226,330.00
<b>Tenant/Buyer to Verify</b>		Appraisal	\$1,751,900.00150
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$60,629.76
Gas	Eversource	<b>TERMS</b>	
Electrical	600 Amps/480 Volts/3Phase	Lease	\$4.95 PSF NNN



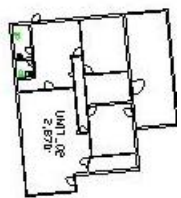
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EAST AURORA STREET



PARKING LOT



PARKING LOT

150 EAST AURORA STREET  
NEW UNIT PLAN  
GROSS SQUARE FOOTAGE (INDIVIDUAL UNITS):  
~89,540 FT

Available Spaces

- Higher Bay 70,000 +/- S/F
- Industrial Space 10,000 +/- S/F
- Office 3,000 +/- S/F
- Office/Shop Space 5,000 +/- S/F

