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FOR LEASE



**562 Rubber Avenue
Naugatuck, CT 06770**

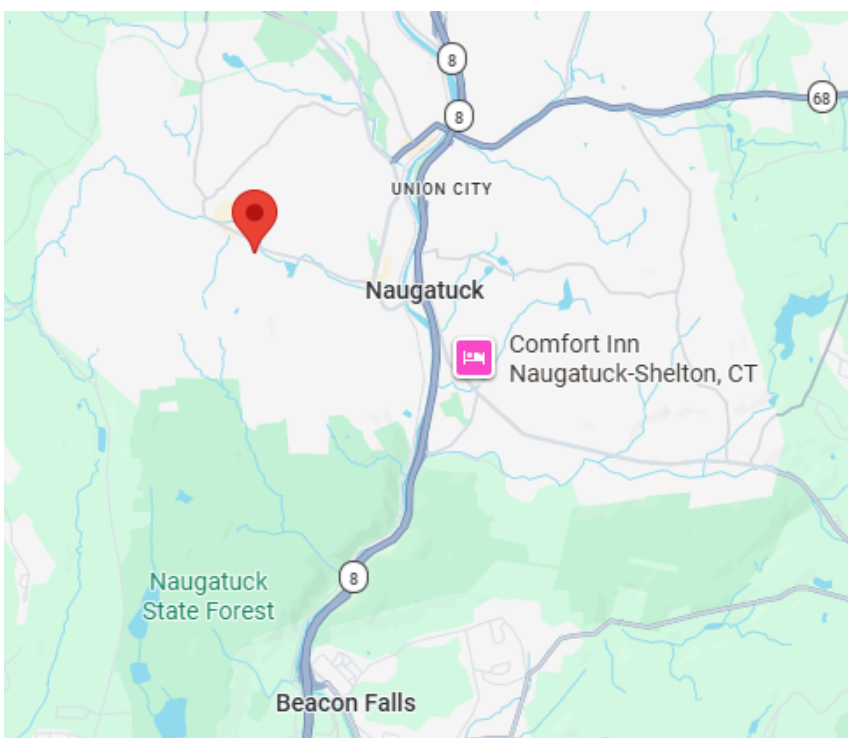
4,700 +/- S/F Professional/Medical Office Space
Prime Location on Busy Rubber Ave
Former Naugatuck Veterinary Hospital
Reception Area, 3 Exam Rooms + 10 Offices
& 2 Bathrooms
Ample Parking
Asking \$20 PSF + NNN + Utilities



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		562 Rubber Ave	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,700 +/-	Air Conditioning	100 % - Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	4,700 +/-	Type of Heat	FHA - Gas
		OTHER	
		Acres	.46
		Zoning	DD
		Parking	Ample
Roof	Asphalt	State Route / Distance to..	
Ext. Construction	Wood Frame	TAXES	
Ceiling Height	7'11" - 14'6"	Appraisal	\$1,360,500.00
Date Built	1994	Assessment	\$952,350.00
		Mill Rate	41.79
UTILITIES		Taxes	\$37,894.02
Sewer	City	TERMS	
Water	City	Lease	\$20 PSF + NNN + Utilities
Gas/Oil	Natural Gas		(NNN = \$9.13 PSF)
Electrical			



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