



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

WAREHOUSE 9,400 +/- SF INDUSTRIAL

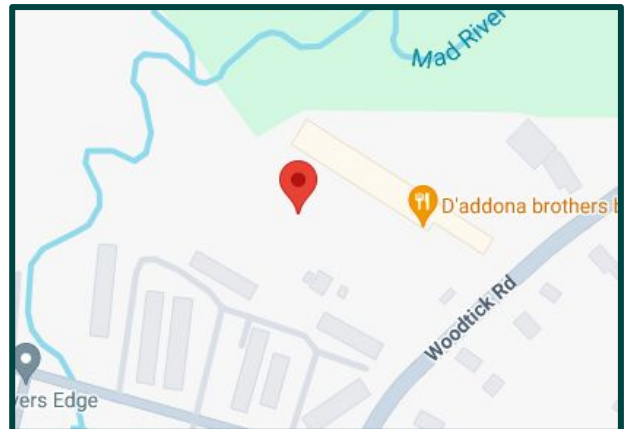
987 Woodtick, Waterbury, CT 06705



**FOR LEASE
\$6.50/SF + UTIL.**

WAREHOUSE W LOADING DOCK

- Clear Span – NO COLUMNS
- 10 X 14 Drive In Door
- 10 x 14 Loading Dock
- 16' to Roof Deck
- Forklift Available
- 2 Bathrooms
- Security Cameras throughout



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Property Information

Total Building SF	20,900 +/- SF
Available SF	10,000 +/- SF
Year Built	1975
Ceiling Height	14'
City Water/Well	City
City Sewer/Septic	City
Loading Dock	1
Overhead Door	10'x 14'
Construction	Block
HVAC	N/A
Electric	3Phase 400 AMP - CL&P
Column Spacing	Clear Span
# of Floors	1
Roof	Rubber
Parking	Abundant
Zoning	IL
Environmental	N/A
Assessment	\$101,220
Taxes	N/A
Taxes / SF	N/A

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Comments: located near the Waterbury/Wolcott Line, this clear span building has plenty of parking and maneuverability for tractor trailer parking to for access to the 10'x14' loading dock. Drive your vehicles into the warehouse overnight through the 10'x14' overhead door. Office space with a bathroom and full security camera and kitchenette. Second bathroom in the warehouse area. Priced at \$6.50/SF NNN

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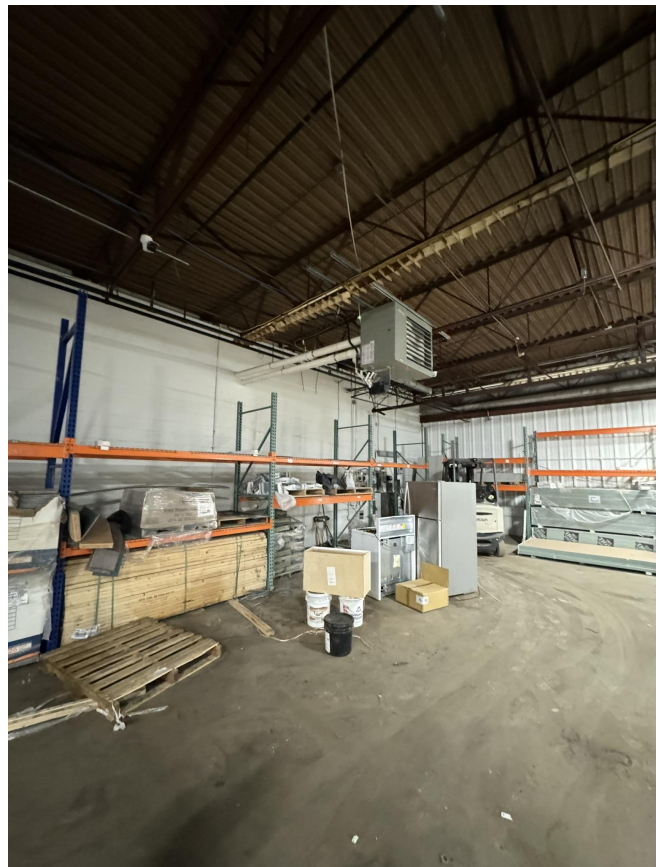
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