

# FOR LEASE

## 34,000 SF INDUSTRIAL SPACE

240 EAST AURORA STREET | WATERBURY, CT 06708-2024



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 34,000 SF of high bay industrial space at 240 East Aurora Street in Waterbury, CT. This space provides the optimal ceiling height and layout for a variety of different uses, including manufacturing (heavy and light), warehousing, distribution, high density storage, and so much more. Conveniently located immediately off of Route 8 less than two miles from I-84 E/W, this facility is a prime location for your business.

### PROPERTY HIGHLIGHTS

- Professional landlord
- 37' - 40' clear height throughout
- Heavy power
- Secured, fenced lot
- Three 15-ton overhead cranes

### OFFERING SUMMARY

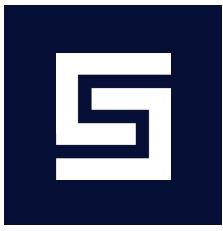
Lease Rate:	\$6.95 NNN
Available SF:	34,000 SF
Lot Size:	10 Acres
Building Size:	140,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,991	38,261	69,979
Total Population	11,454	97,897	178,327
Average HH Income	\$59,854	\$52,004	\$59,699

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### \$6.95 SF NNN

#### BUILDING SPECIFICATIONS

Building Size	140,000 SF
Available Space	34,000 SF
Warehouse	34,000 SF
Office	TBD
Ceiling Height	4,000 SF at 16' 30,000 SF at 37' - 40'
Docks	2 (9' x 10' w/levelers)
Drives	1 (18' x 19')
Roof	Standing seam metal and rubber membrane
Column Spacing	Clear span
Cranes	Three 15-ton overhead bridge cranes (32' underhook height)
Year Built	1998
Year Last Renovated	2020

#### MECHANICAL/UTILITIES

Power	1,200 amp, 480 volt, 3 phase
Heat	Gas
Lighting	T5 with motion sensors
Sprinklers	Dry
Water/Sewer Company	Municipal
Electric Company	Eversource

#### LAND

Lot Size	10 Acres
Rail	Yes
Zoning	IG - Industrial

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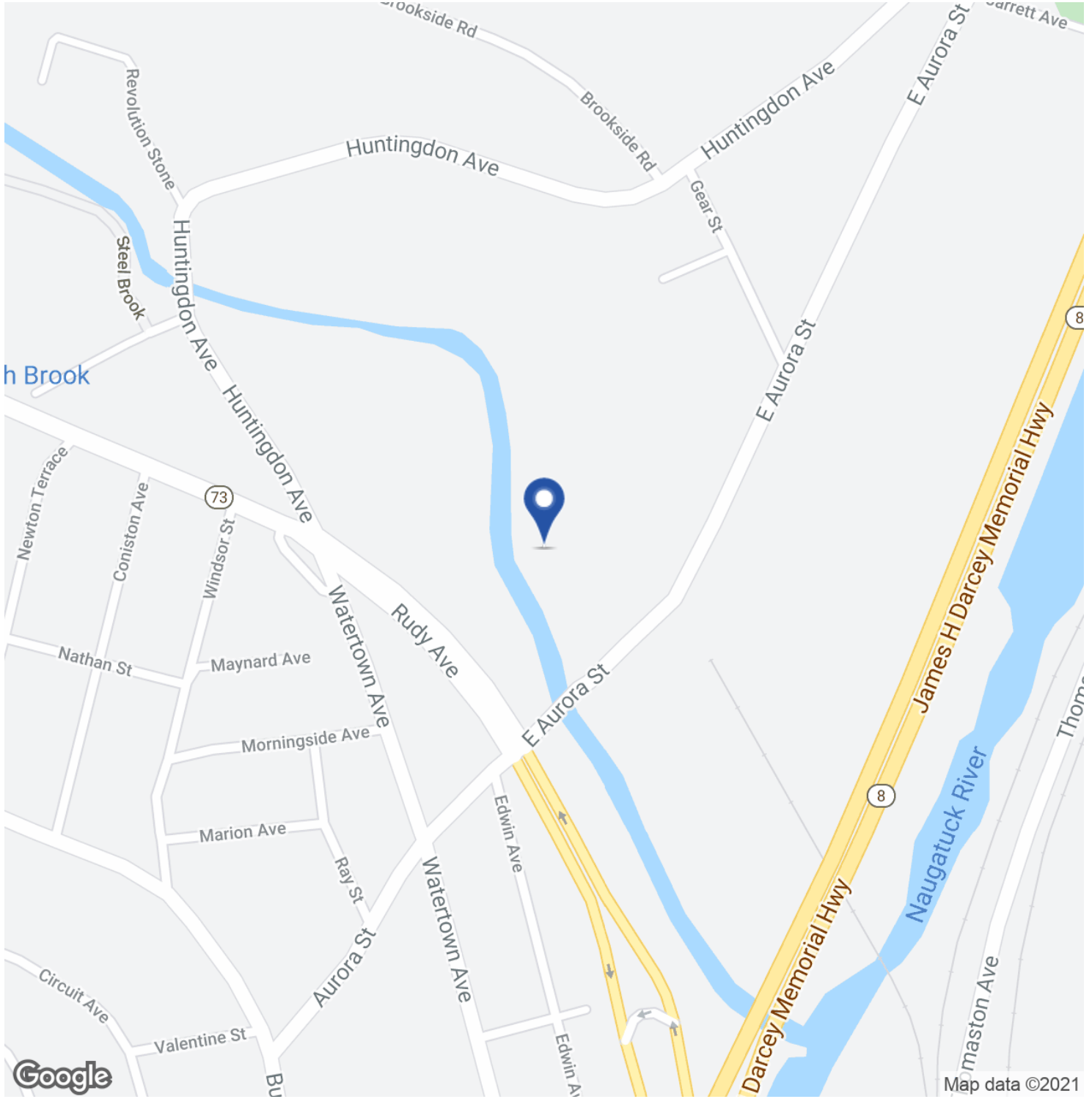
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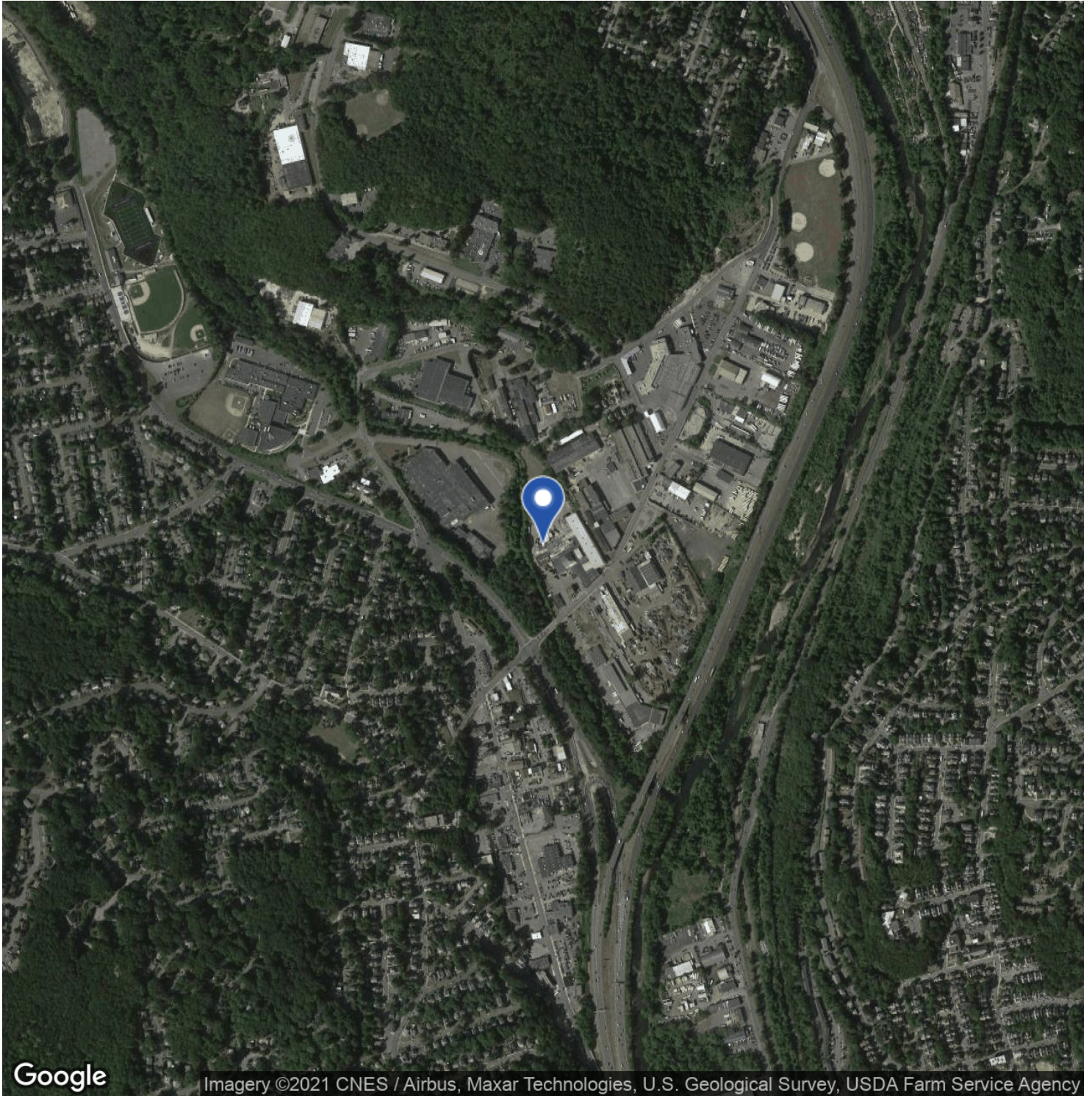
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Google

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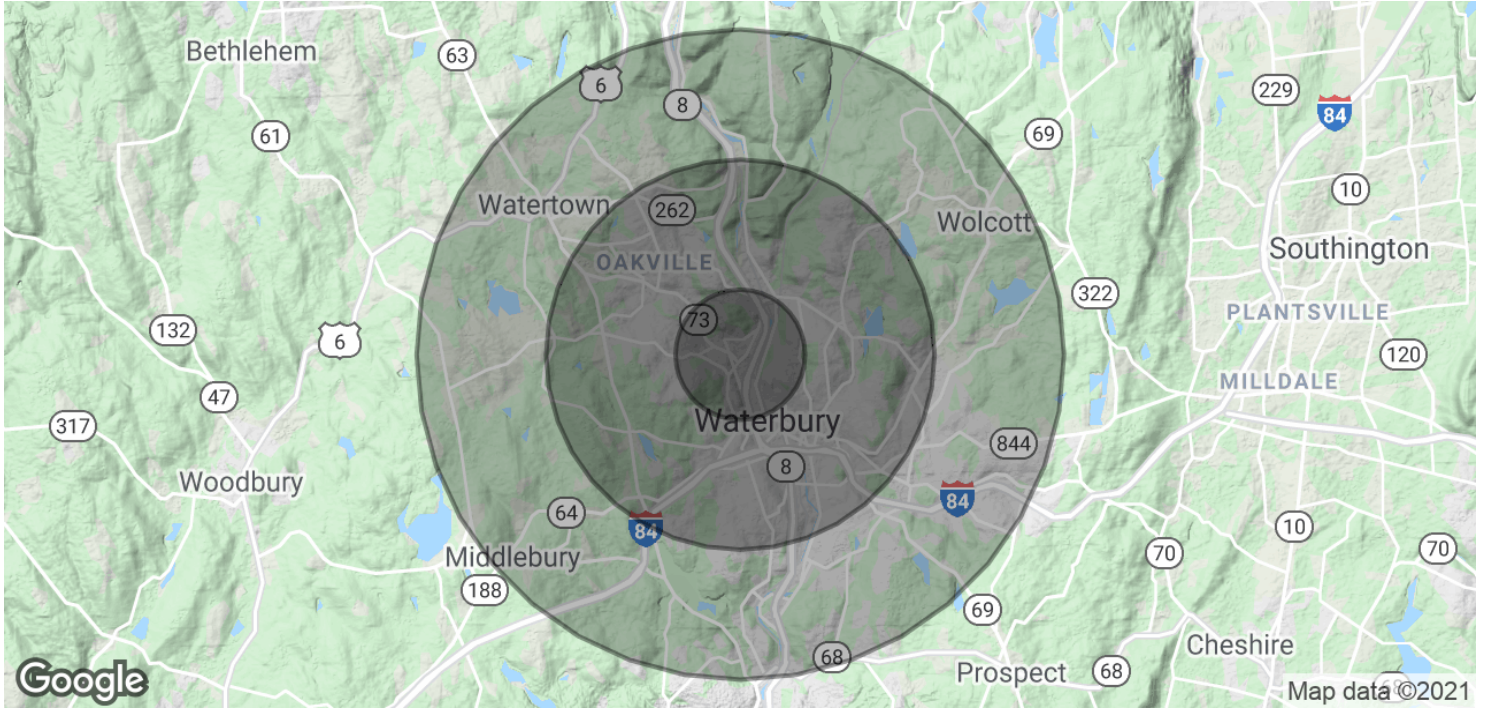
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,454	97,897	178,327
Average age	30.7	34.9	36.7
Average age (Male)	28.2	33.3	34.8
Average age (Female)	33.1	36.6	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,991	38,261	69,979
# of persons per HH	2.9	2.6	2.5
Average HH income	\$59,854	\$52,004	\$59,699
Average house value	\$195,019	\$202,898	\$212,410

\* Demographic data derived from 2010 US Census

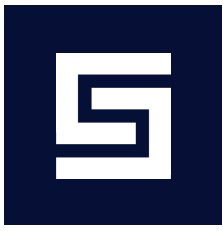
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