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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE



**687 Wooster Street  
Naugatuck, CT 06770**

**33,500 +/- S/F Manufacturing or Warehouse  
Property on 4.65 Acres  
Modern Facility with Good Power & Loading  
Minutes to Highways & Suitable for  
a Variety of Uses  
Offered at \$1,849,000.00**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		687 Wooster Street	
<b>CITY, STATE</b>		Naugatuck, CT 0677	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	33,500 +/-	Air Conditioning	Yes
Number of Floors	1	Sprinkler / Type	No
Avail S/F	33,500 +/-	Type of Heat	Gas - Hot Water &
Office Space	4,300 +/-	<b>OTHER</b>	
Colum Space	Varies	Acres	4.65+/-
Avail Docks	2	Zoning	R-30
Avail Overhead Doors	1	Parking	+/- 50
Ext. Construction	Block - Steel	State Route / Distance To...	4mi to I84 / 2mi to RT 8
Ceiling Height	12'-15'	<b>TAXES</b>	
Roof	Rubber - Steel	Assessment	\$1,120,000.00
Date Built	1960 & Additions	Appraised	\$1,600,000.00
		Mill Rate	44.75
		Taxes	\$50,120.00
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Septic	Sale	\$1,849,000.00
Water	Well		
Gas	Yes		
Electrical	1200 amp - 230v -3phase		

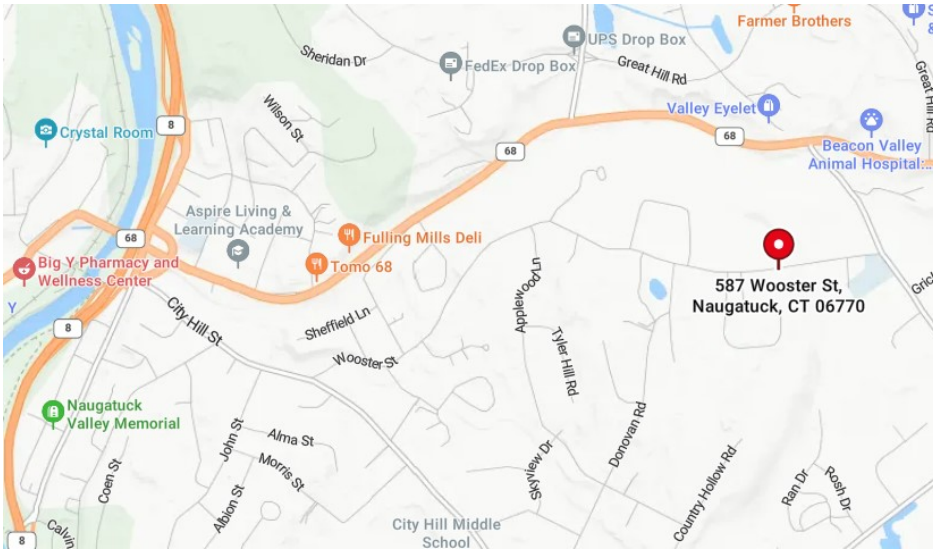
**Small apartment above garage bays. Good power & airline distribution throughout the shop.**



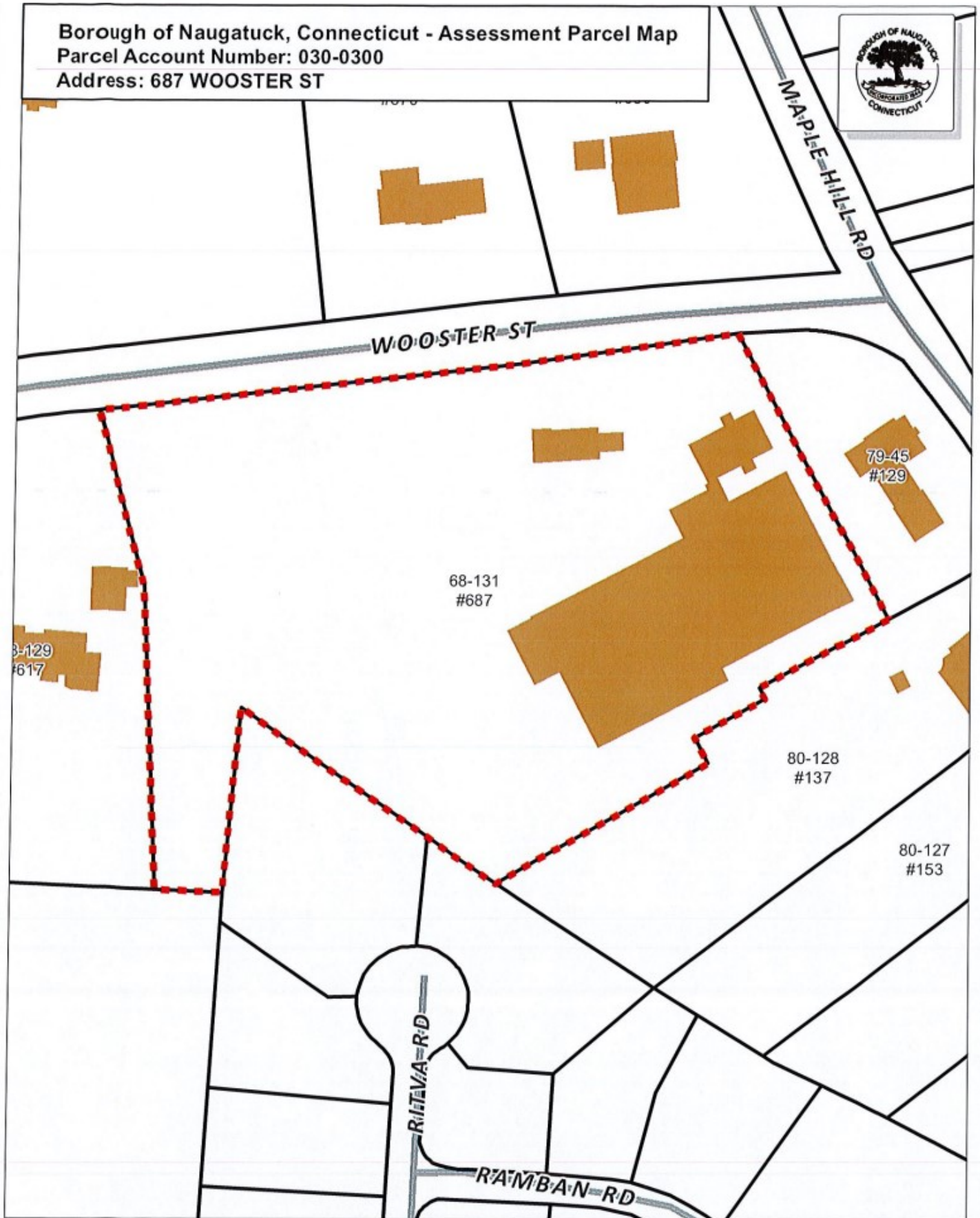
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Borough of Naugatuck, Connecticut - Assessment Parcel Map  
Parcel Account Number: 030-0300  
Address: 687 WOOSTER ST



0 25 50 75 100 Feet

Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Borough of Naugatuck and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced May 2025