

FOR SALE AND LEASE // PROFESSIONAL INDUSTRIAL/SHOWROOM BUILDING

2391 S Main St, Waterbury, CT 06706



OFFERING SUMMARY

Sale Price:	\$895,000
Lease Rate:	\$7.95 SF/yr (NNN)
Nets	+/- \$3 PSF
Building Size:	9,570 SF
Lot Size:	0.78 Acres
Price / SF:	\$94.38
Year Built:	1987
Zoning:	IL (Industrial Light)
Taxes	\$13,500/year

PROPERTY OVERVIEW

This well-maintained industrial/showroom property offers excellent visibility, immediate highway access, and recent capital upgrades just minutes from I-84 and Route 8.

The masonry building provides approximately 20-foot clear heights, heavy 3-phase power, and a functional layout ideal for manufacturing, distribution, or showroom use. The space is divided into two roughly 5,000 SF bays with separate utilities, supporting owner-user or multi-tenant occupancy.

Additional features include a second-floor office area, a large rear bonus room with drive-in access, and a fully sealed building envelope. Recent improvements include a newer pitched shingle and EPDM roof system with reflective coating, upgraded skylights, commercial-grade dehumidification, fully alarmed security, a new hot water heater, and newly paved driveway and parking area suitable for forklift traffic.

Turnkey and strategically located, 2391 South Main Street presents a rare opportunity to acquire a high-functioning industrial asset in Waterbury.



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PROPERTY HIGHLIGHTS

- ±9,570 SF total building area
- Two ±5,000 SF industrial bays with separate utilities
- ±20' clear ceiling height
- 14'H x 12'W ground-level roll-in door
- Rear bonus room (±24' x 28.7') with 10'H x 11'W drive-in door
- Second-floor office area (±30' x 20')
- 3-phase, 600-amp electrical service
- R-21 insulated masonry walls; R-16 to R-39 roof insulation
- Roof replaced in 2019 (pitched shingle + EPDM with Goodyear reflective coating)
- Commercial dehumidification system (24/7 operation)
- Fully sealed building for enhanced energy efficiency
- New hot water heater
- Fully alarmed building
- New driveway and recently paved asphalt
- 11 on-site surface parking spaces
- Less than 5 minutes to the I-84 / Route 8 interchange



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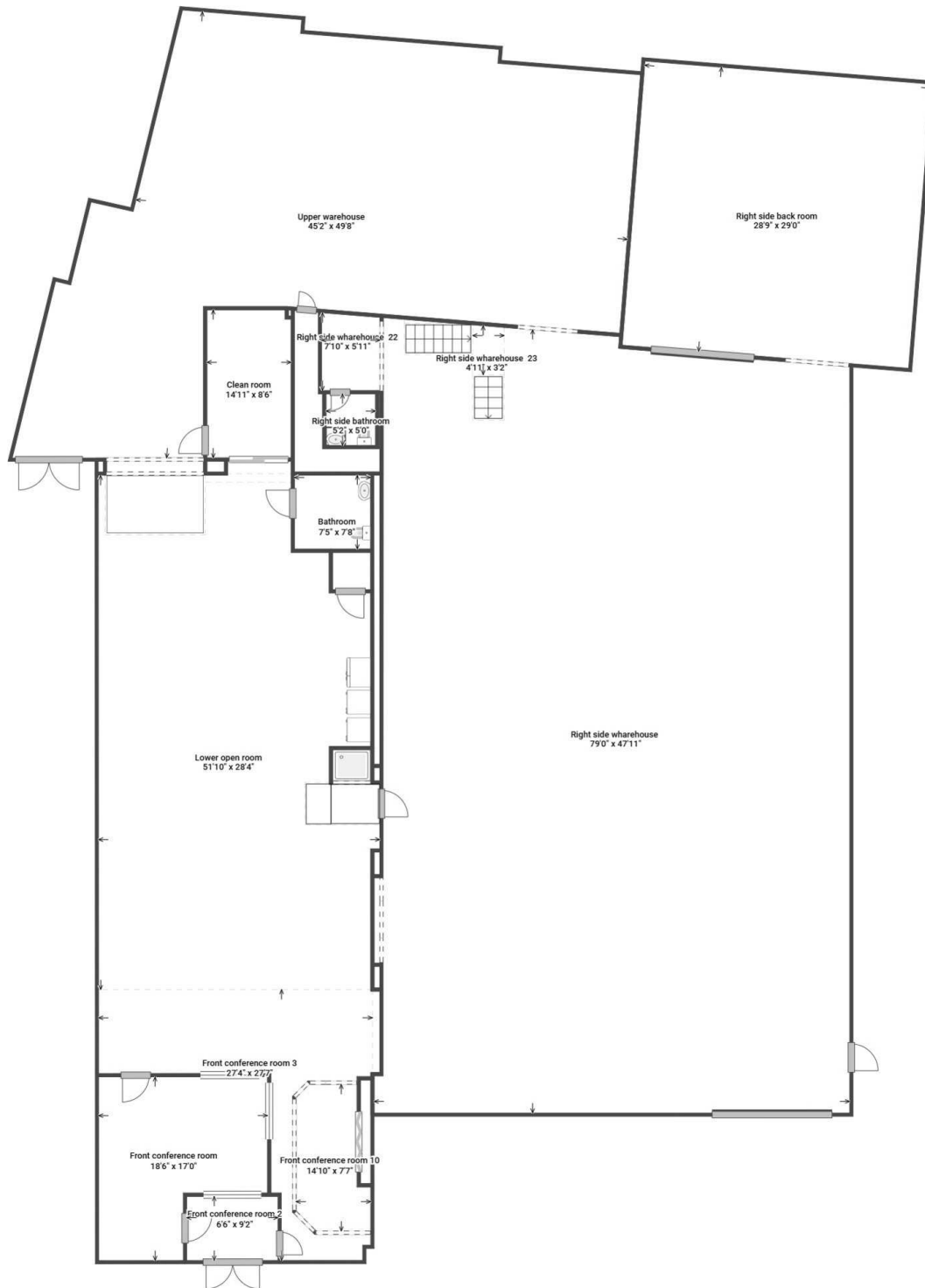
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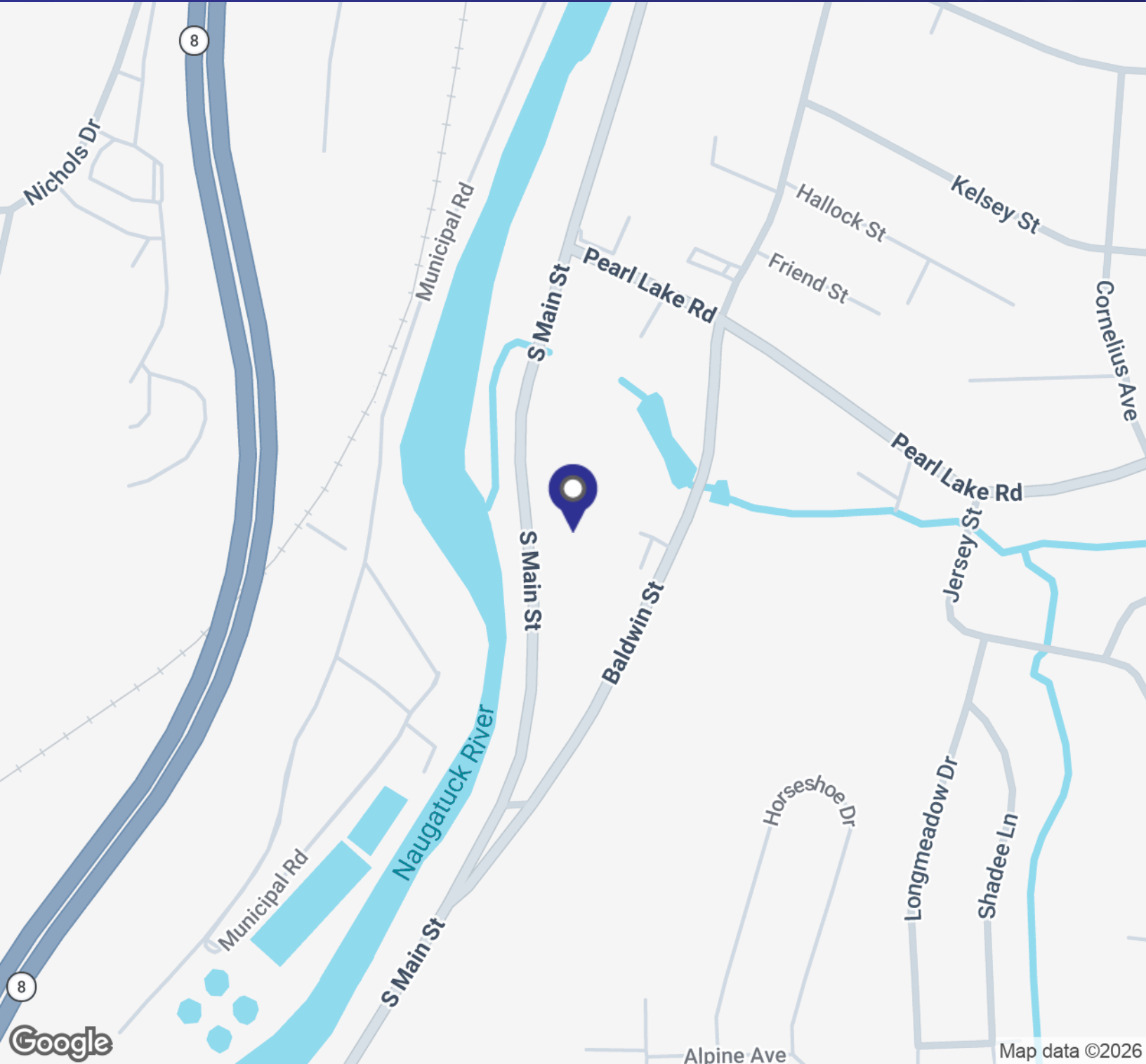
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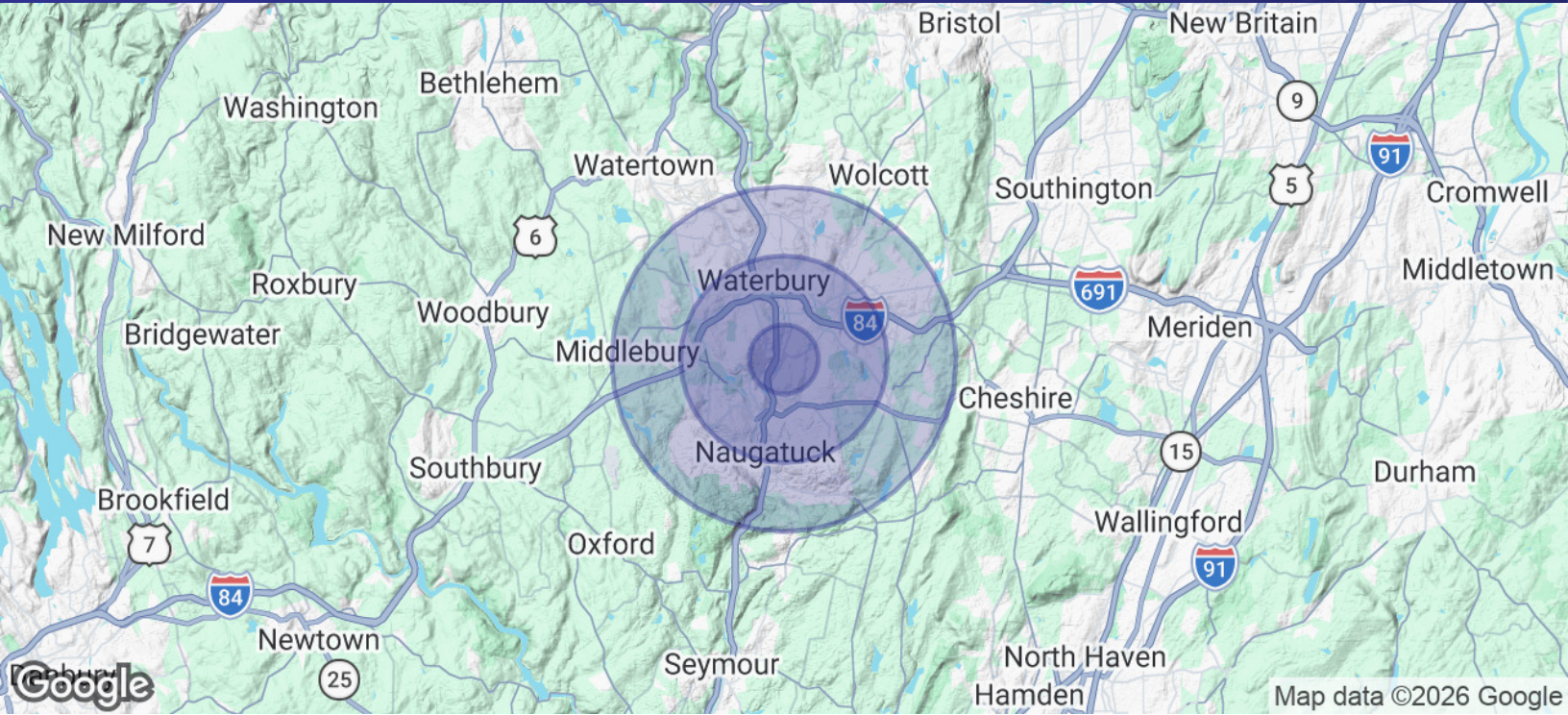


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,720	91,783	164,851
Average Age	42.0	39.6	40.1
Average Age (Male)	38.4	37.0	37.5
Average Age (Female)	42.5	41.4	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,206	37,534	65,369
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$80,935	\$79,534	\$86,468
Average House Value	\$180,949	\$212,583	\$234,850

2023 American Community Survey (ACS)



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