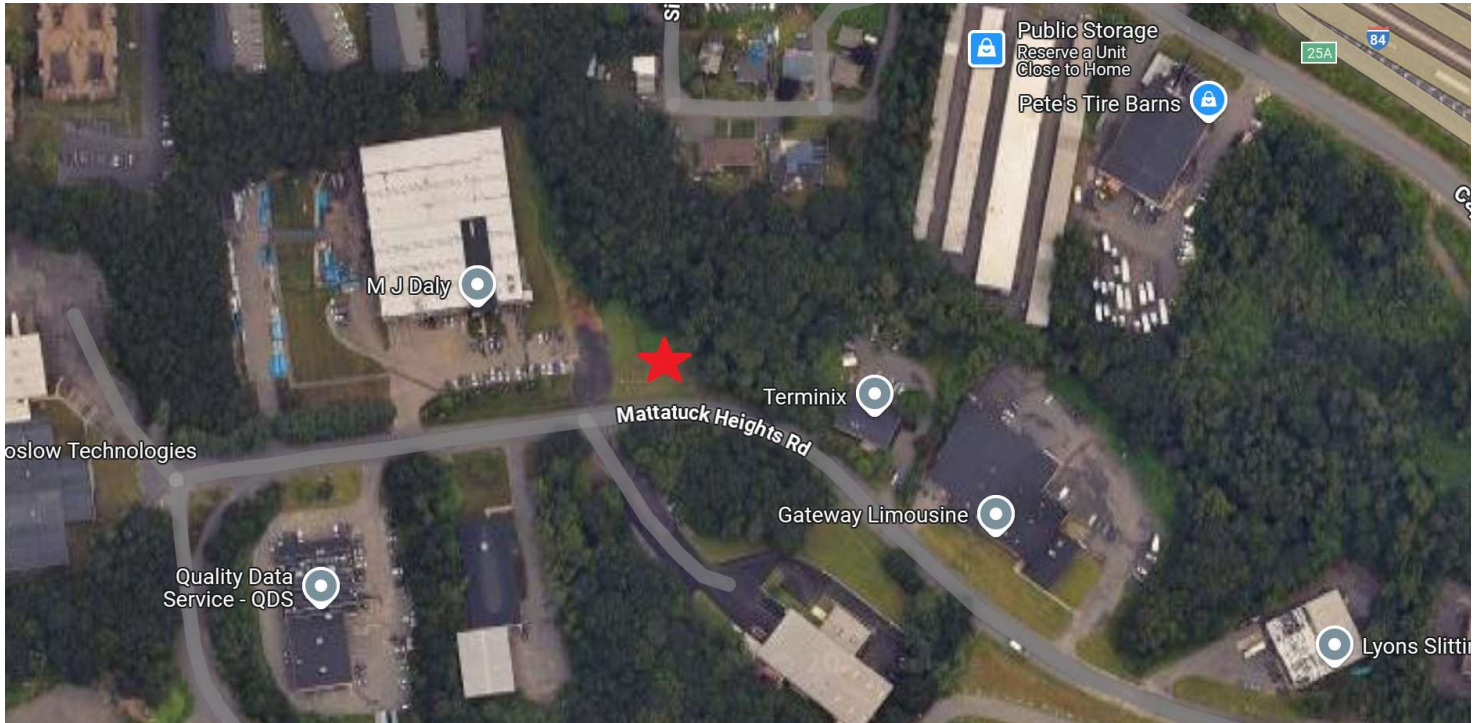


FOR SALE

2 ACRES

110 MATTATUCK HEIGHTS ROAD | WATERBURY, CT 06705



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 110 Mattatuck Heights Road, Waterbury for sale. This 2-acre parcel, zoned Industrial Park (IP), offers a prime opportunity for a variety of industrial uses. Strategically located in a well-established industrial corridor, the site is well-suited for manufacturing, warehousing, distribution, R&D, and more.

PROPERTY HIGHLIGHTS

- Prime zoning for industrial use
- Positioned in a well-established industrial area
- Easy access to major highways (I-84 and Route 8)
- Close proximity to transportation hubs

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	2 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,880	4,223
Total Population	964	4,445	10,299
Average HH Income	\$65,774	\$83,783	\$97,169

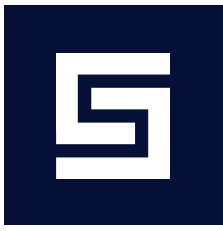
STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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GIS Wetlands

STEPHANIE ROMANO SHAW, CCIM
860.810.4392
romano@sentrycommercial.com

CHRISTOPHER DUCLOS
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chrisduclos@sentrycommercial.com



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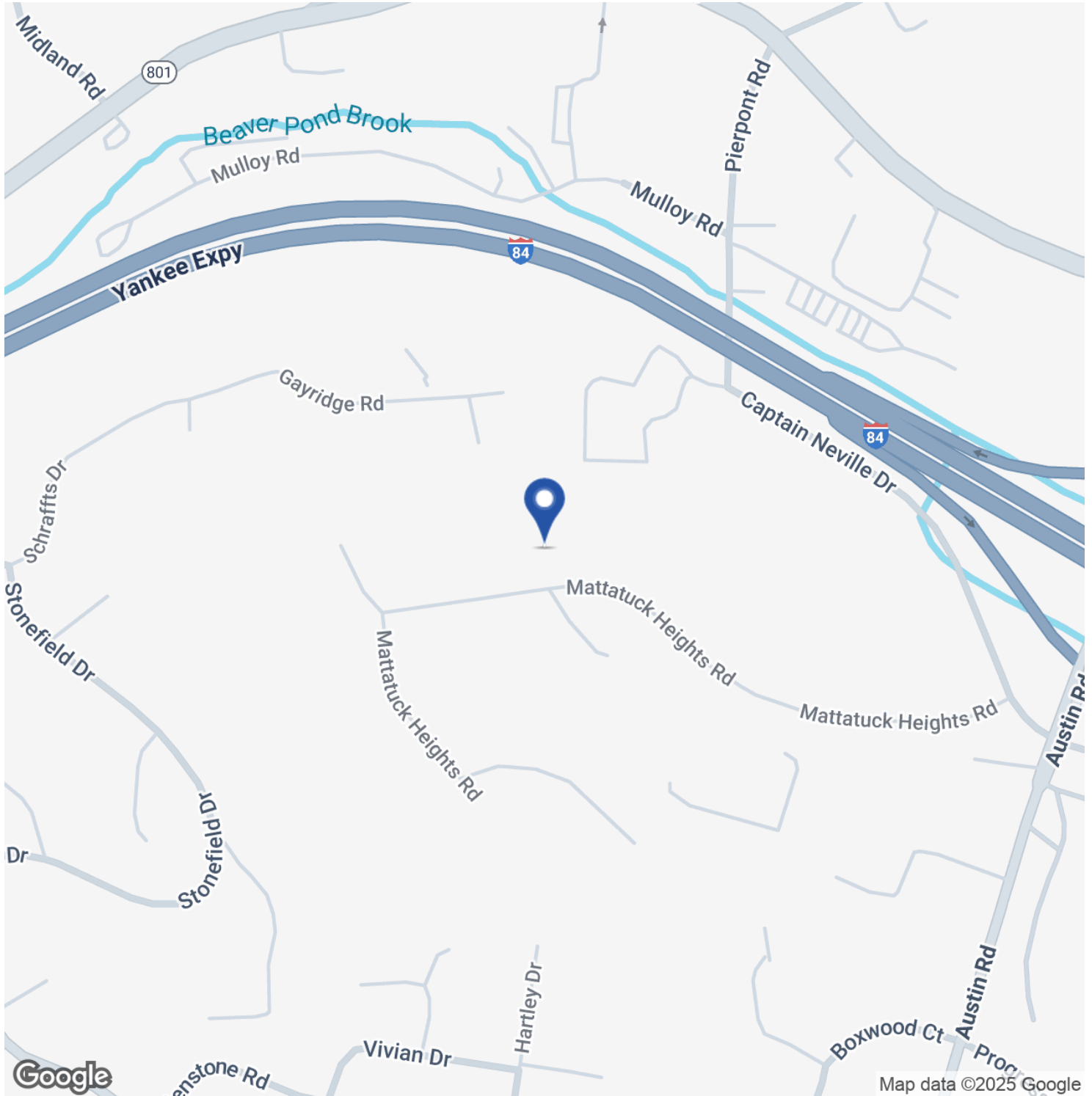
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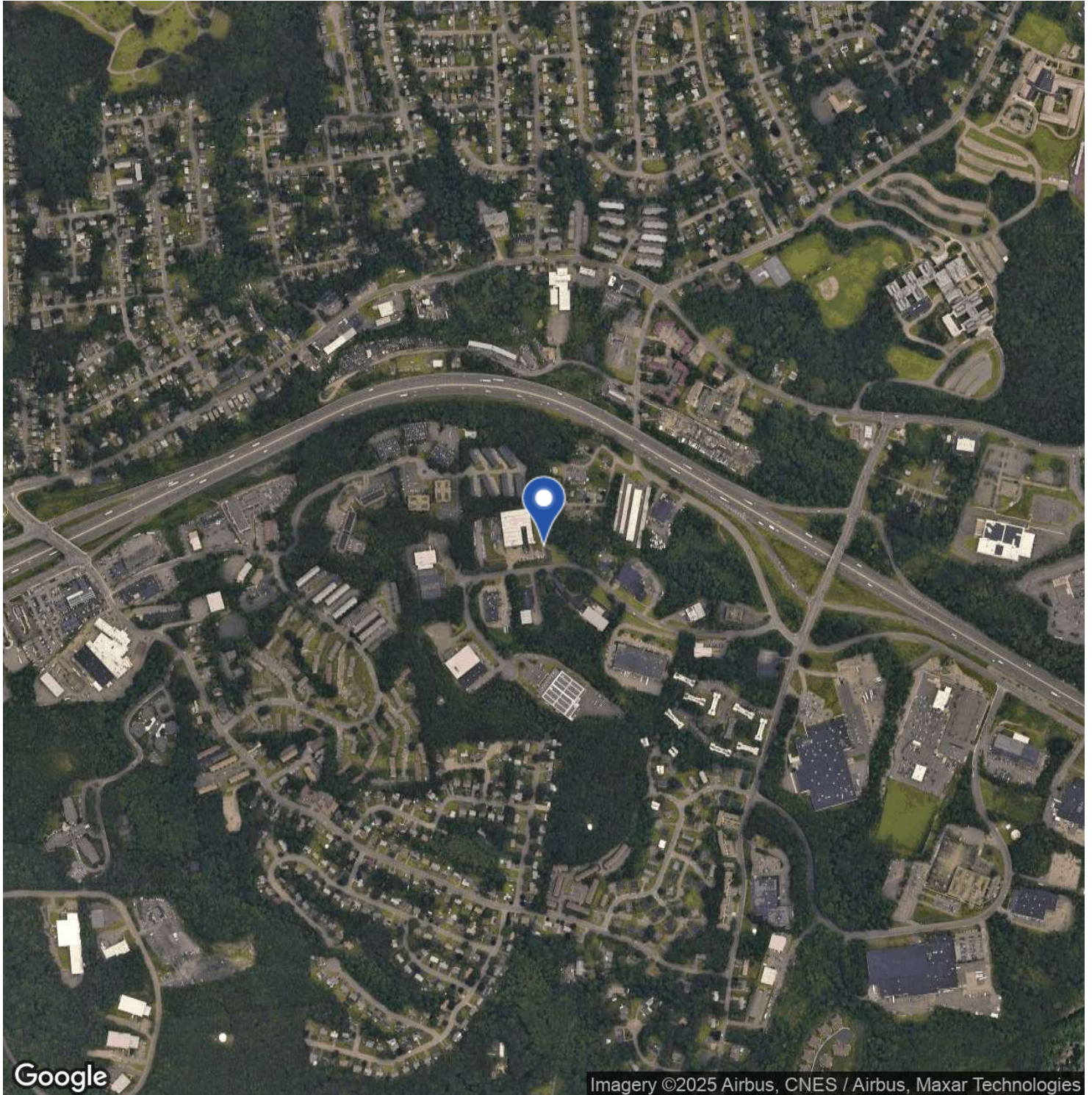
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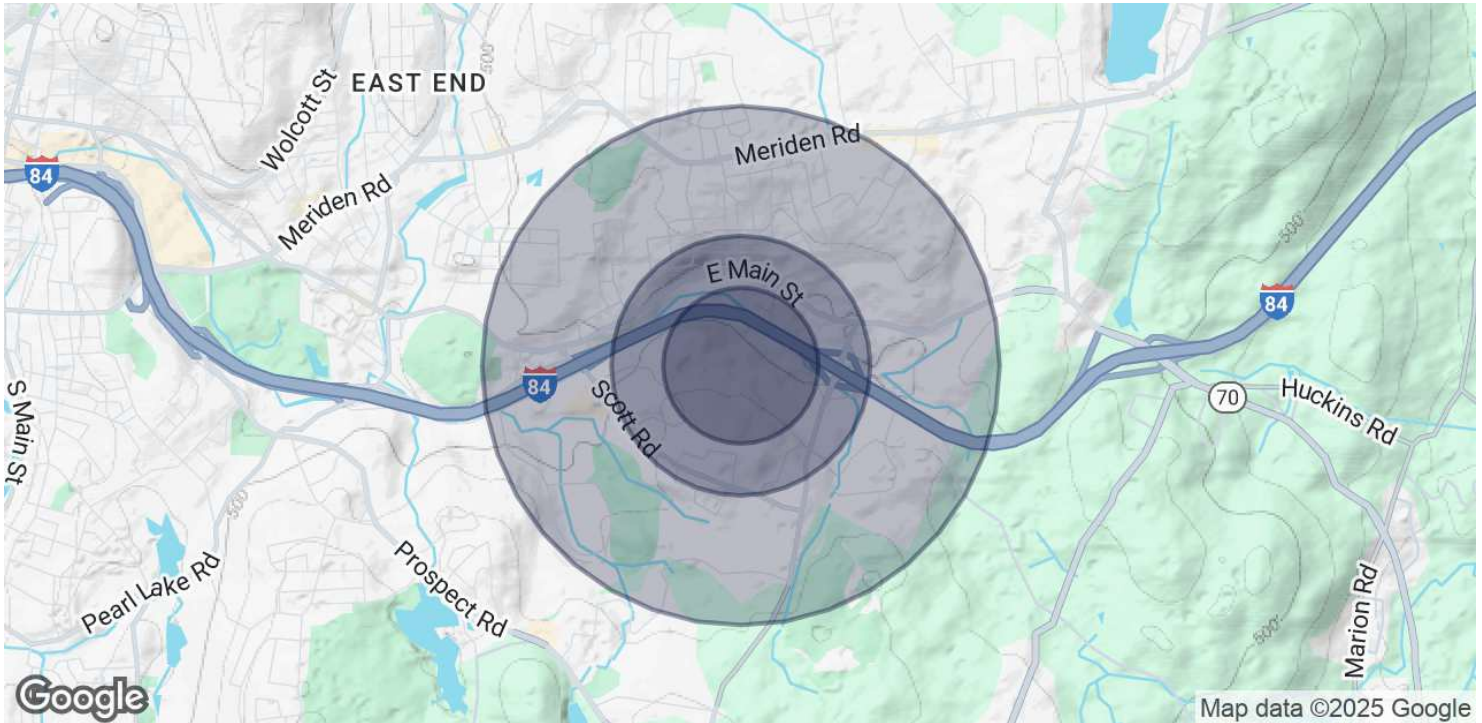
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	964	4,445	10,299
Average Age	34	38	41
Average Age (Male)	32	36	39
Average Age (Female)	35	39	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,880	4,223
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,774	\$83,783	\$97,169
Average House Value	\$242,044	\$233,832	\$239,777

Demographics data derived from AlphaMap

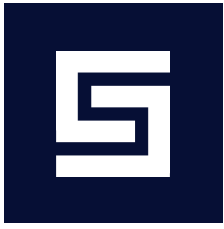
STEPHANIE ROMANO SHAW, CCIM
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Industrial Specialist

Cell: 860.810.4392

romano@sentrycommercial.com



CHRISTOPHER DUCLOS

Industrial Specialist

Cell: 860.922.6481

chrisduclos@sentrycommercial.com

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