



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003

LISTING DESCRIPTION	
	KEYS
	Sale
X	Lease
	Indust.
X	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 106 Reidville Drive

TOWN Waterbury ST. & NO. 106 Reidville Drive ZIP 06705

DIRECTIONS Exit 25 East and West I-84

DESCRIPTION Fuel with C-Store opportunity / Restaurant pad site available / Self storage allowed

WILL DIVIDE Yes PRESENT USES Automobile POTENTIAL USES Retail / Automobile

BUILDING

FLOORS	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

MECHANICAL EQUIPMENT

Heat Type	
Elev.	
A/C Office	
plant	
Sprinkler	
Roof Type	
Year	
Other	

LAND

Acres	<u>6.77</u>
Zoning	<u>IL</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

TERMS

Ground Lease Call to discuss

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	

REMARKS:

This is the first available site you come to when exiting I-84 east at exit 25.

TRANSPORTATION

Highway Visibility	<u>YES</u>
Interstate Highway	<u>84</u>
Exit	<u>25</u>
State Rt.	
RR Siding	

AGENT: David R. Theroux

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

Reidville Drive



- Legend**
- Aspen Dental - Waterbury
 - BJ's Wholesale Club
 - Feature 1
 - Reidville Dr
 - Reidville Dr and
 - Restaurant
 - Stop & Shop Pharmacy
 - Super Stop & Shop
 - Webster Bank

700 ft



I-84 YANKEE EXPRESSWAY

REIDVILLE DRIVE

KURBAS LANE

EXISTING WATER BASIN (TO BE REMAIN)

APPROXIMATE LOCATION OF TOP OF SLOPE
PROPERTY LINE (TYPE)
BUILDING SETBACK LINE (TYPE)

PROPOSED LOT 2

PROPOSED RETAIL SPACE
8,400 SF
FFE - 400 B

PROPOSED COFFEE SHOP RESTAURANT
12,000 SF
FFE - 100 B

PROPOSED LOT 1

PROPOSED DRIVE LANE (10' CAR QUOTE)
PROPOSED RETAINING WALL (APPROXIMATELY 12' AT 4' HIGH)

PROPOSED CONCRETE CURB WITH DUMPSTER
APPROXIMATE LOCATION OF TOP OF SLOPE

PROPOSED SELF-STORAGE FACILITY
LEVEL 1 = 15,150 SF
LEVEL 2 = 15,150 SF
LEVEL 3 = 15,150 SF
TOTAL = 45,450 SF
FFE 4150
XXX UNITS

PROTECT AND MAINTAIN EXISTING PATIO AREA

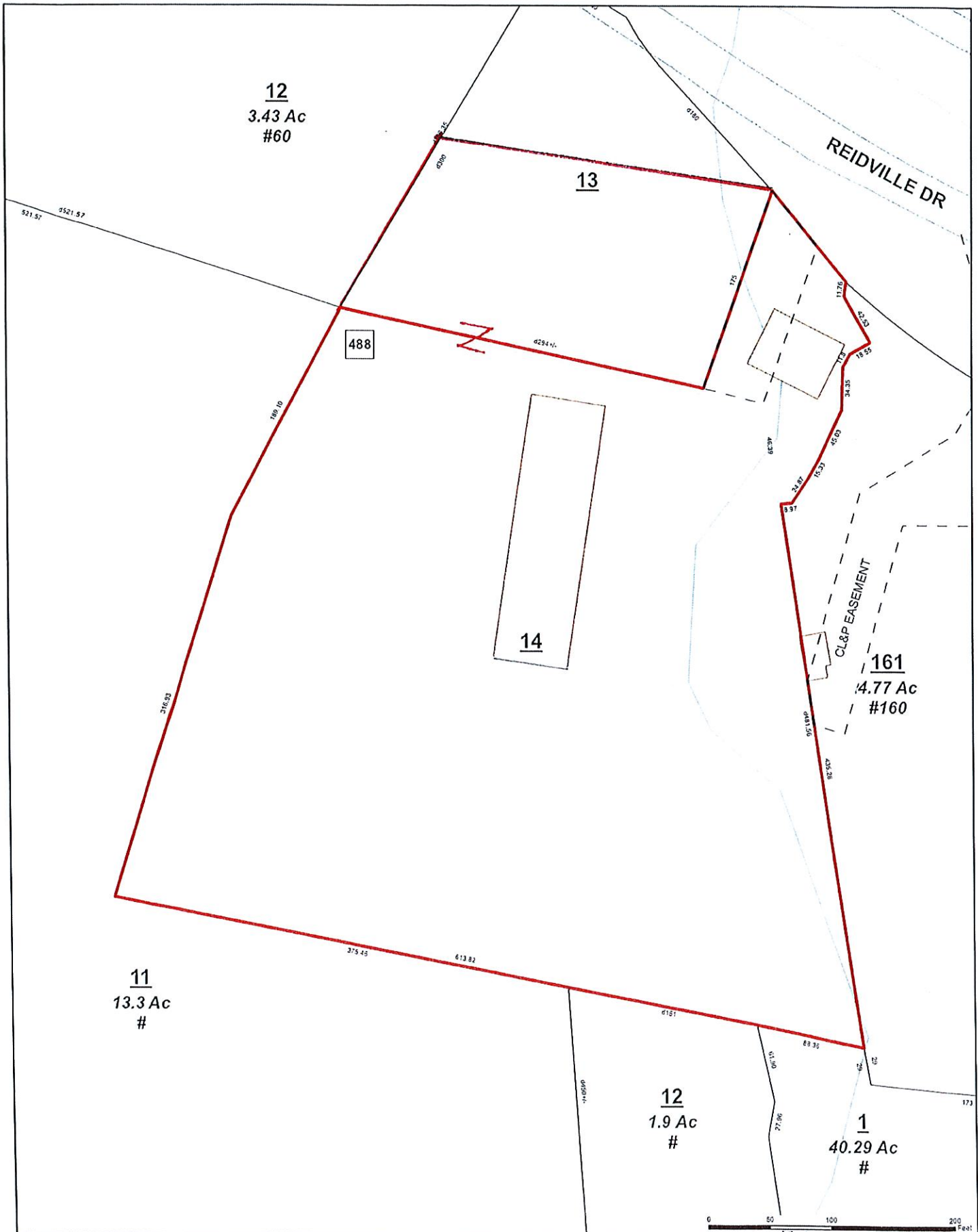
EXISTING BUILDING

EXISTING BUILDING

CA ZONE
L1 ZONE

APPROXIMATE LOCATION OF EXISTING 14" WATER MAIN (18" CUR)





City of Waterbury
Public Works Department

MBL: 0443-0488-0014
ADDRESS: 106 REIDVILLE DR

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