

FOR LEASE

2148 South Main St., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present professional office space available for lease at 2148 South Main St., Waterbury, CT. Prime industrial property available for lease on South Main St in Waterbury, situated in a high-traffic area that offers excellent visibility and accessibility. This versatile space features ample square footage, ideal for manufacturing, warehousing, or distribution operations. Conveniently located near major transportation routes, it provides easy access for both customers and suppliers. Don't miss this opportunity to establish your business in a bustling industrial hub!

PROPERTY FEATURES

- Main Floor - 7,252 SF
 - Equipped with multiple loading docks for easy freight access and efficient shipping/receiving operations.
 - 30 private parking spaces

GERRY MATTHEWS 203-753-5800
ALEX MARTI 860-921-3171
OFFICE: 203-753-5800
matthewscre@gmail.com
alexmarticre@gmail.com

LEASE RATE: \$4,800.00 Per Month Gross

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BUILDING

Total SF	14,504
Total Available SF	7,252
Exterior Construction	Stucco
Interior Construction	Drywall / Sheetrock / Block
Year Built	1928
Ceiling Height	8'
Parking	~ 30 Spaces
Zoning	CG

PROPERTY

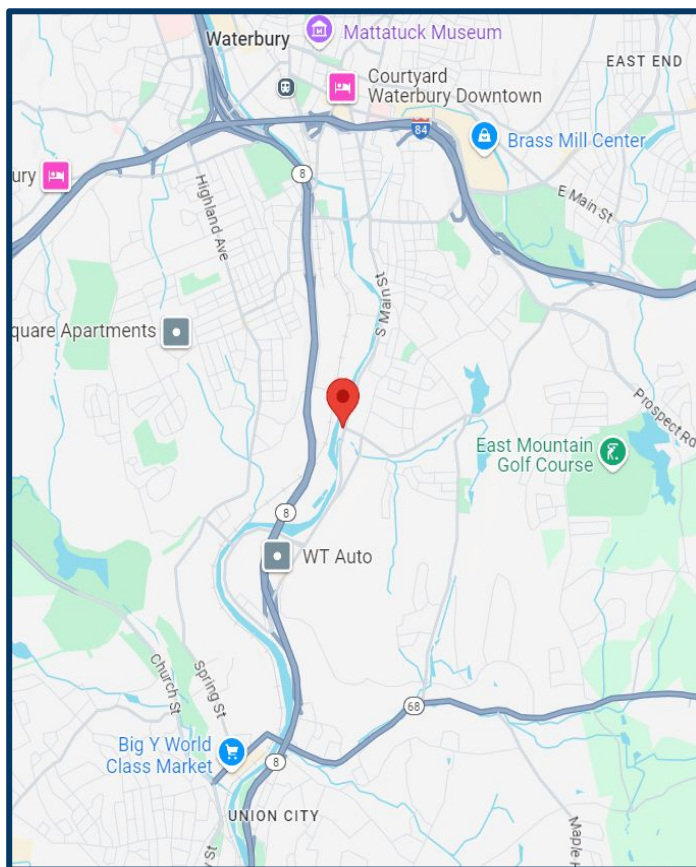
Lot Size	0.73 Acres
Distance to I-84 & RT-8	1.0 & 1.7

MECHANICALS & UTILITIES

Heat Source/ Type	Natural Gas / Modine Blower
A/C	N/A
Electric	Eversource
Sewer	City
Water	City

TERMS

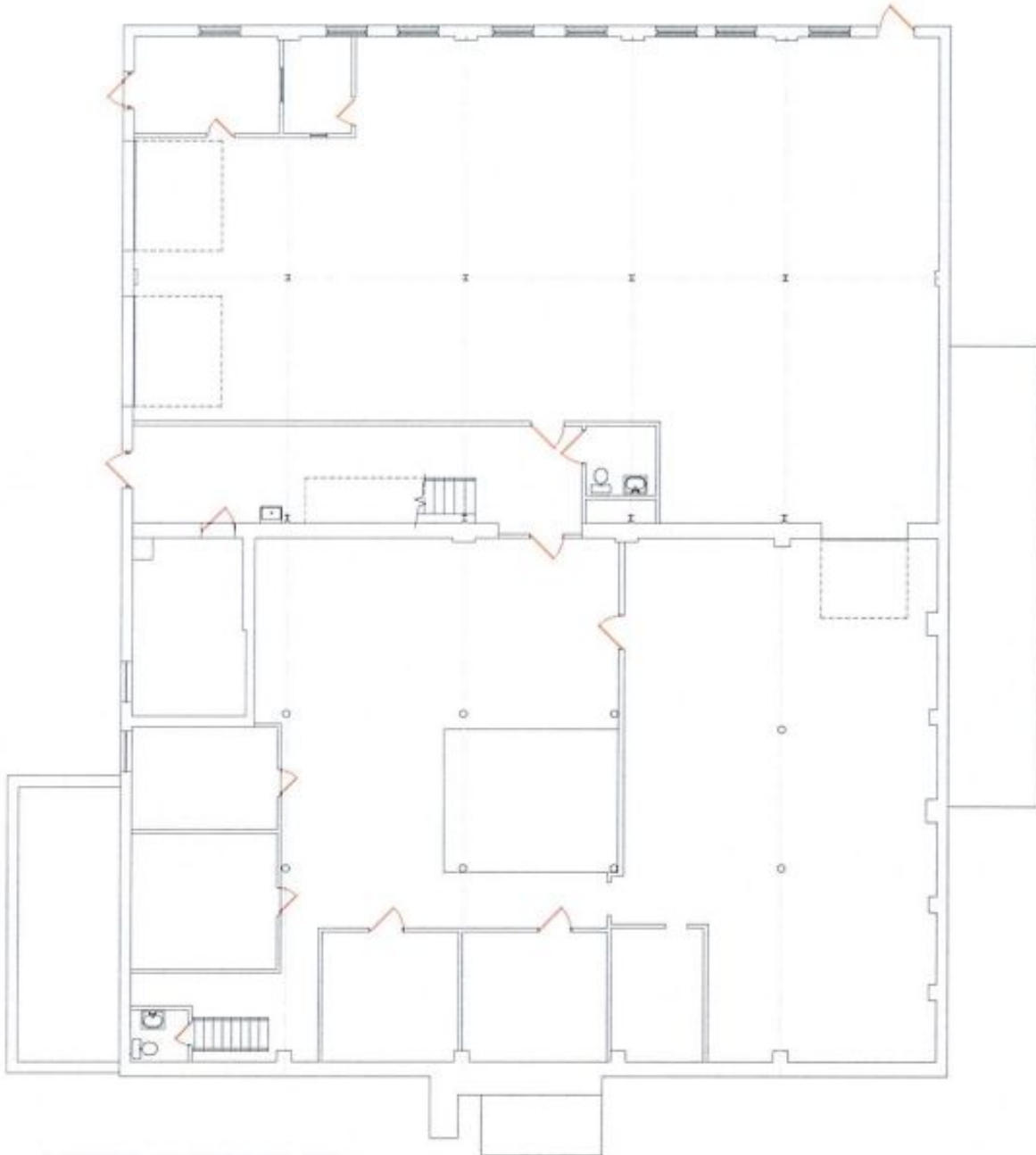
Lease Rate	\$4,800 Per Month Gross
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LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

2148 South Main St. LLC
2148 South Main Street WATERBURY, CONNECTICUT
LOWER LEVEL BUILDING PLAN

KUNCAS ASSOCIATES, LLC
Architects - Planners
104 Georgetown Drive - Waterbury, CT 06705
(860) 948-8791



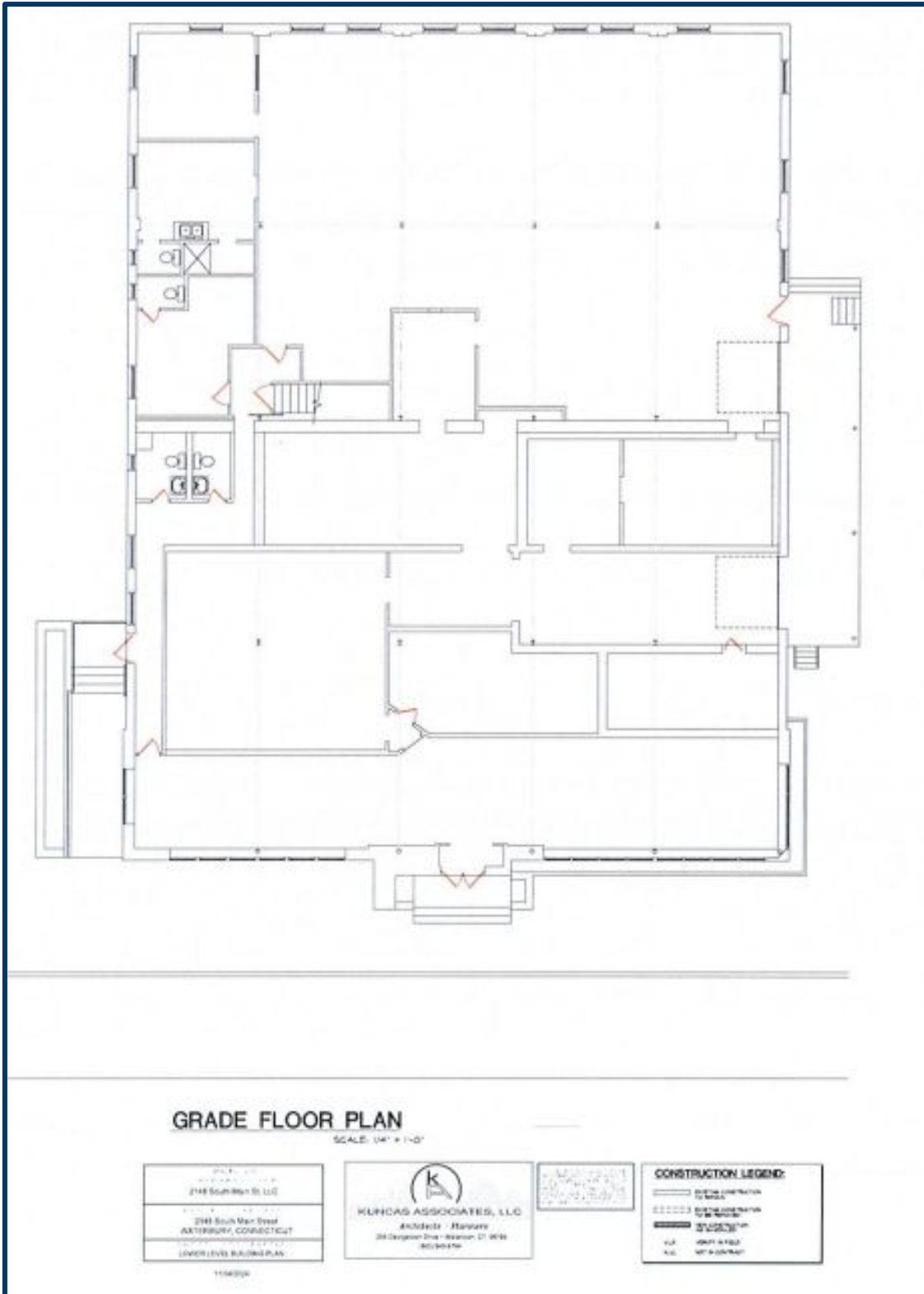
CONSTRUCTION LEGEND:	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION AS SHOWN
	V.P. VERIFY IN FIELD
	N.C. NOT IN CONTRACT

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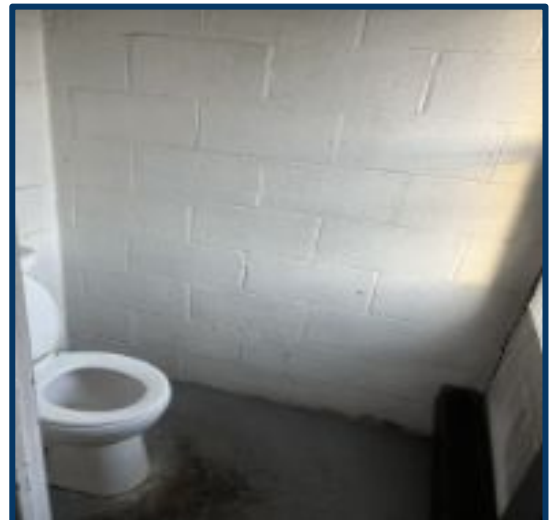
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819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

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