

FOR LEASE

85 Turnpike Dr., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



±6,190 SF Industrial Space

LEASE RATE: \$5,000 / Month (\$9.69 PSF Gross) + Utilities

- ±6,190 SF industrial / warehouse space
- Two (2) dock-high loading doors (8' x 8') equipped with levelers and dock shelters
- 18' clear ceiling height
- Private parking lot
- Quiet setting on a dead-end street, with no through traffic
- ±300 SF office
- Kohler standby generator with automatic transfer switch
- Operating Expenses: CAM, real estate taxes, and property insurance included in rent

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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BUILDING

- Total SF: \pm 9,600
- Total Available SF: \pm 6,190 SF
- Exterior Construction: Concrete
- Interior Construction: Concrete
- Roof: Flat EPDM membrane roof / 2018
- Year Built: 1979

PROPERTY

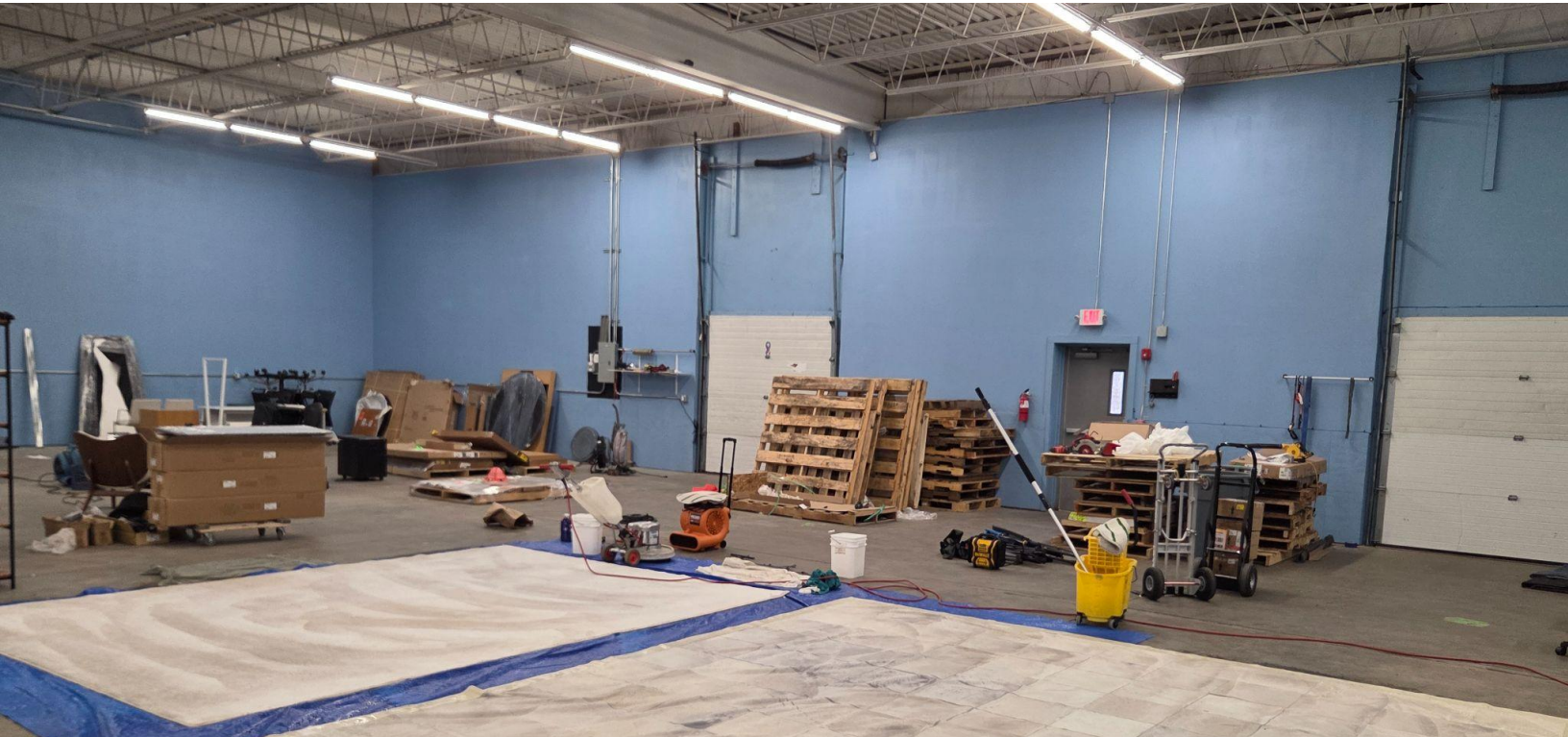
- Lot Size: 3.14 acres
- Proximity to Major Highways: 2.4 Miles to I-84, 4 Miles to Route 8
- Parking: Private lot
- Zoning: IP - Industrial Park
- Property Taxes: Included in rent (est. \$2.08 PSF)

MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Electric: Eversource
- Power: 400 Amps, 3-Phase
- Sewer & Water: City

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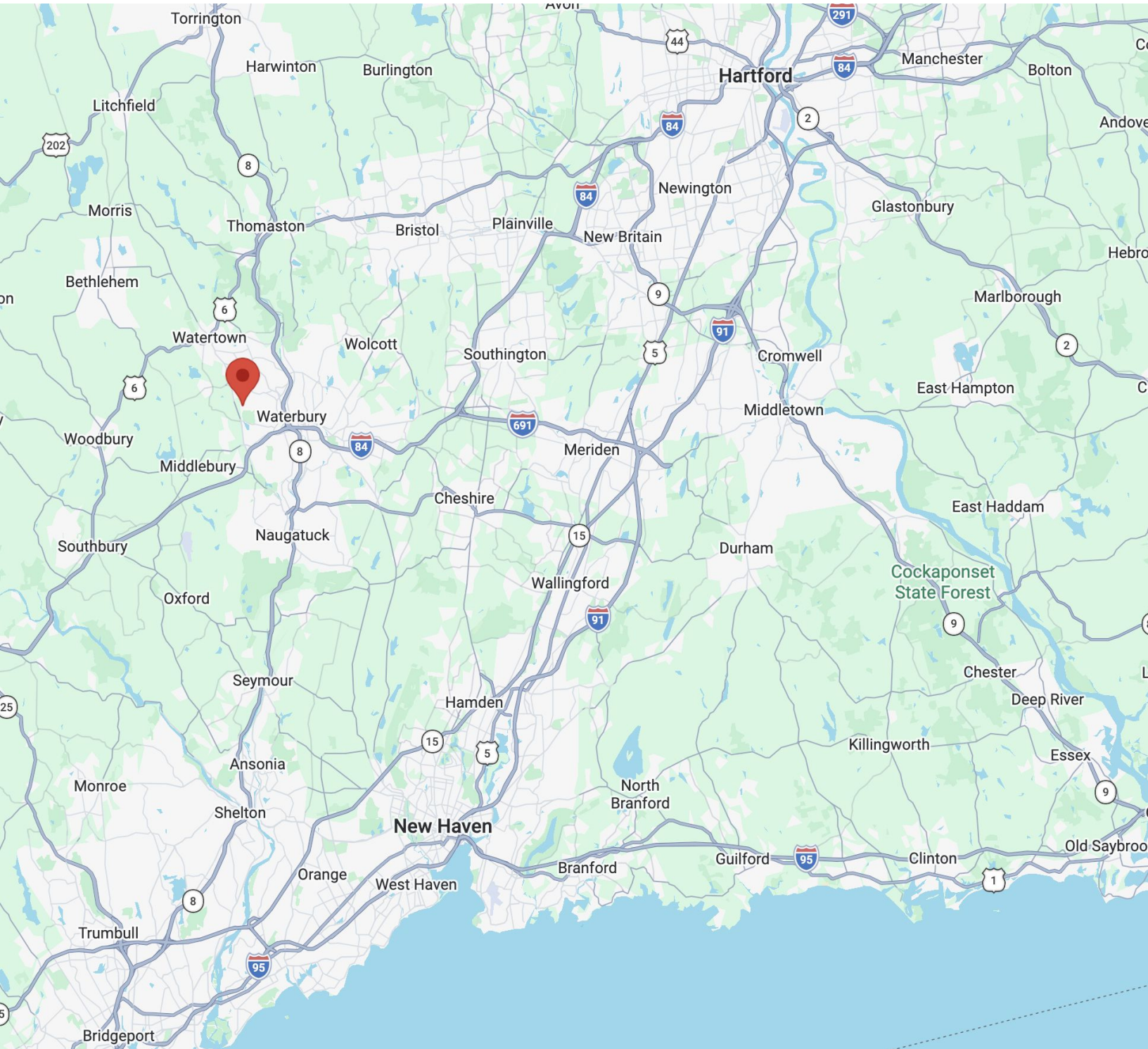
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