

# FOR LEASE

237 East Aurora St, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±12,000 SF Industrial / Warehouse Space

**\$6.50 PSF (NNN) + Utilities**

**NNN: \$3 PSF**

- Two 10' x 10' dock-high overhead doors
- 27' clear height
- Excellent access to Route 8 (±0.5 miles) and I-84 (±1.5 miles)
- 50' x 120' clear span area
- Columns spaced approximately 20' O.C. along perimeter bays
- Built-out mezzanine office with private offices and windows overlooking warehouse
- Gas heat
- Well-maintained property with local ownership
- Landlord to deliver unit with fresh paint and updated bathrooms
- Pylon and building signage available
- Abundant natural light throughout

**NOAH D. MATTHEWS**

Mobile: 203.721.3337

Office: 203.753.5800

[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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 LLC or its associates as to the accuracy of the information submitted herein.

# FOR LEASE

237 East Aurora St, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## BUILDING

- Total Building Area: ±83,506 SF
- Available Space: ±12,000 SF
- Construction: Concrete block
- Floor: Concrete slab
- Interior Finish: Warehouse with built-out mezzanine office (partitioned offices, drop ceiling)
- Clear Height: 12' – 27'
- Roof: Flat (EPDM rubber membrane over metal deck)
- Year Built: 1948
- Loading: Two (2) dock-high overhead doors (10' x 10')
- Column Spacing: Approximately 20' O.C. (perimeter bays)
- Clear Span: ±50' x 120' clear span area
- Natural Light: Abundant natural light throughout

## PROPERTY

- Lot Size: 3.37 acres
- Proximity to Major Highways: Approximately 0.5 miles to RT-8, and 1.6 miles to I-84
- Parking: On-site parking available
- Zone: IG

## MECHANICALS & UTILITIES

- Heating: Gas-fired forced air (Modine unit heaters)
- Air Conditioning: None
- Electric Provider: Eversource
- Electrical Service: 200 Amp / 480 Volt / 3-Phase
- Sewer & Water: Municipal

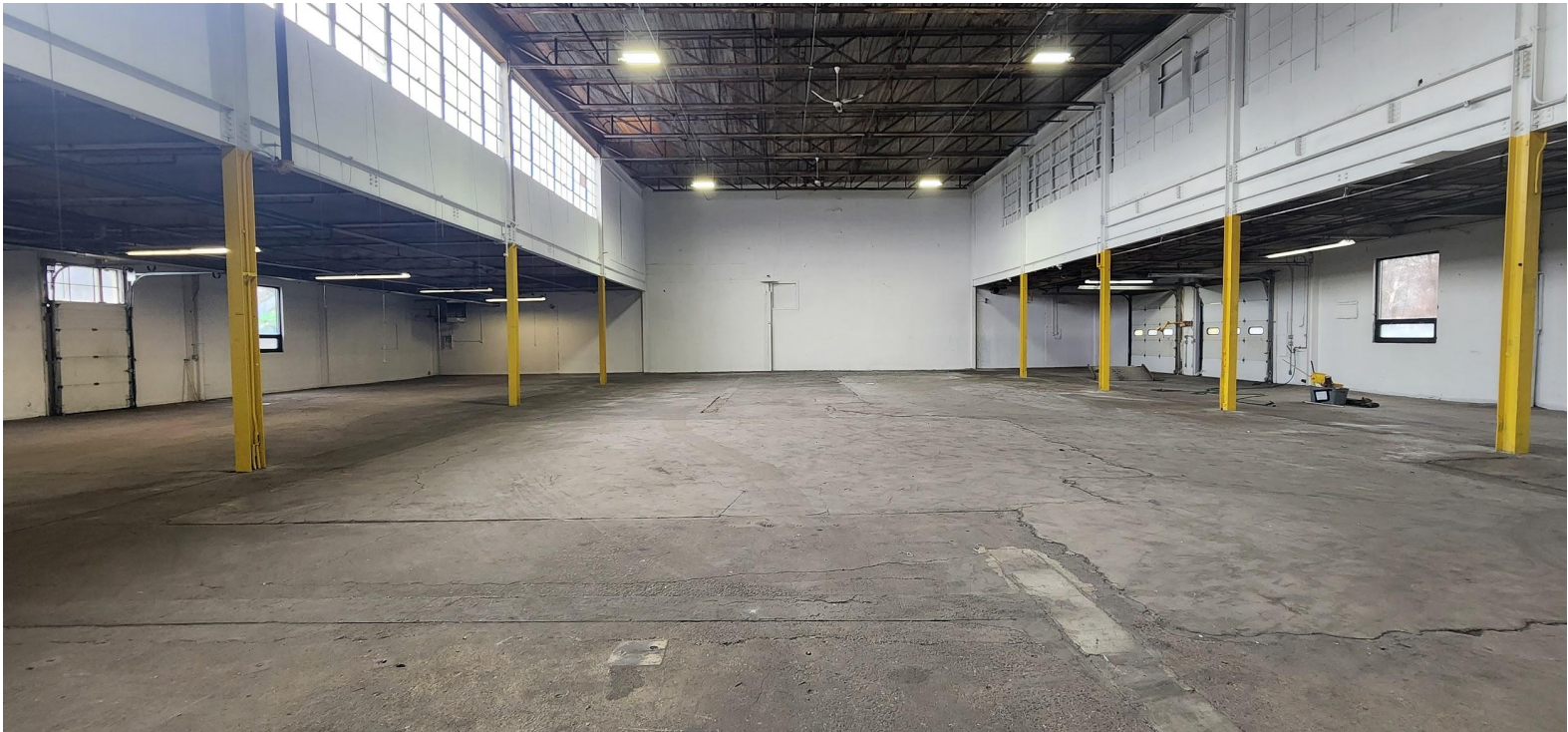
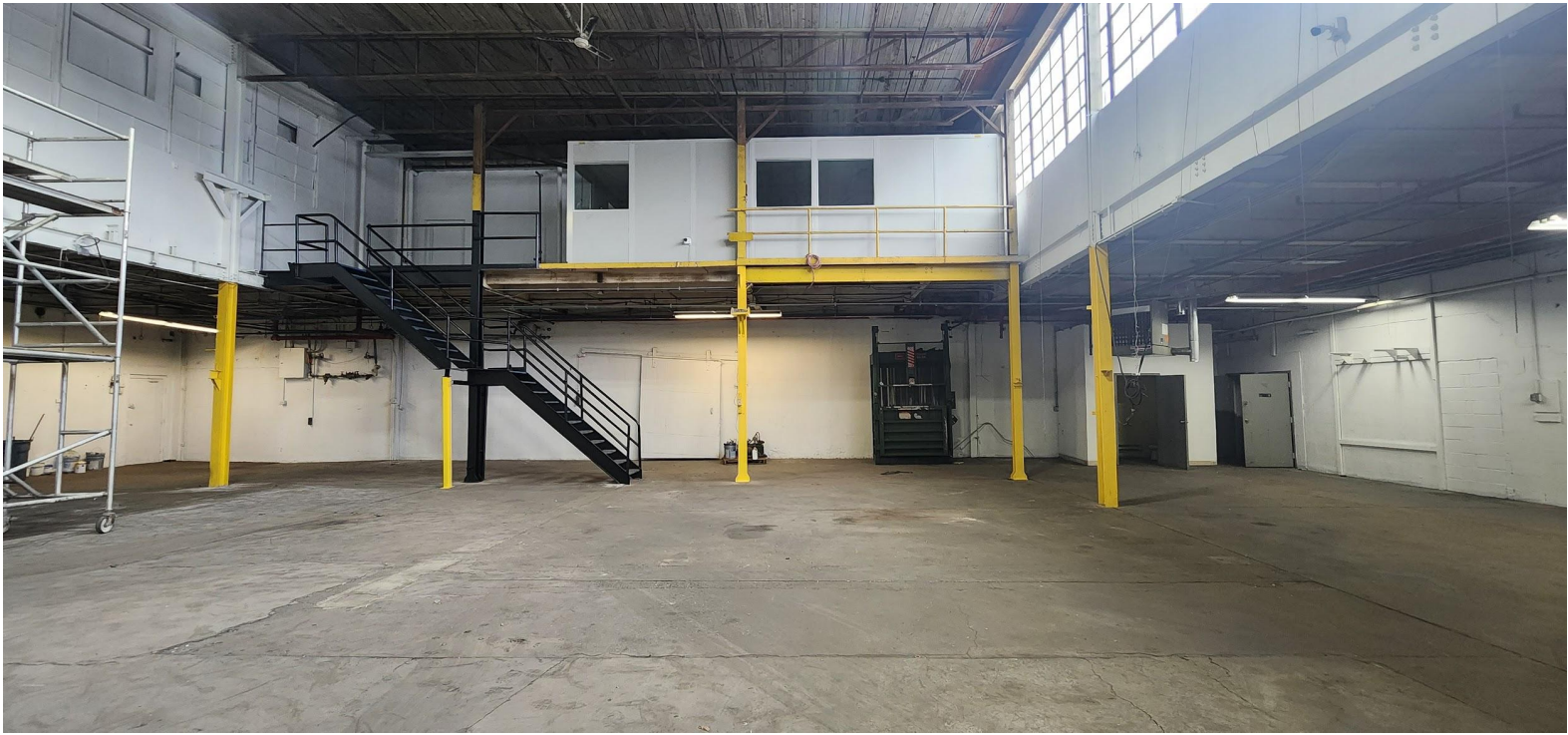
# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

237 East Aurora St, Waterbury, CT



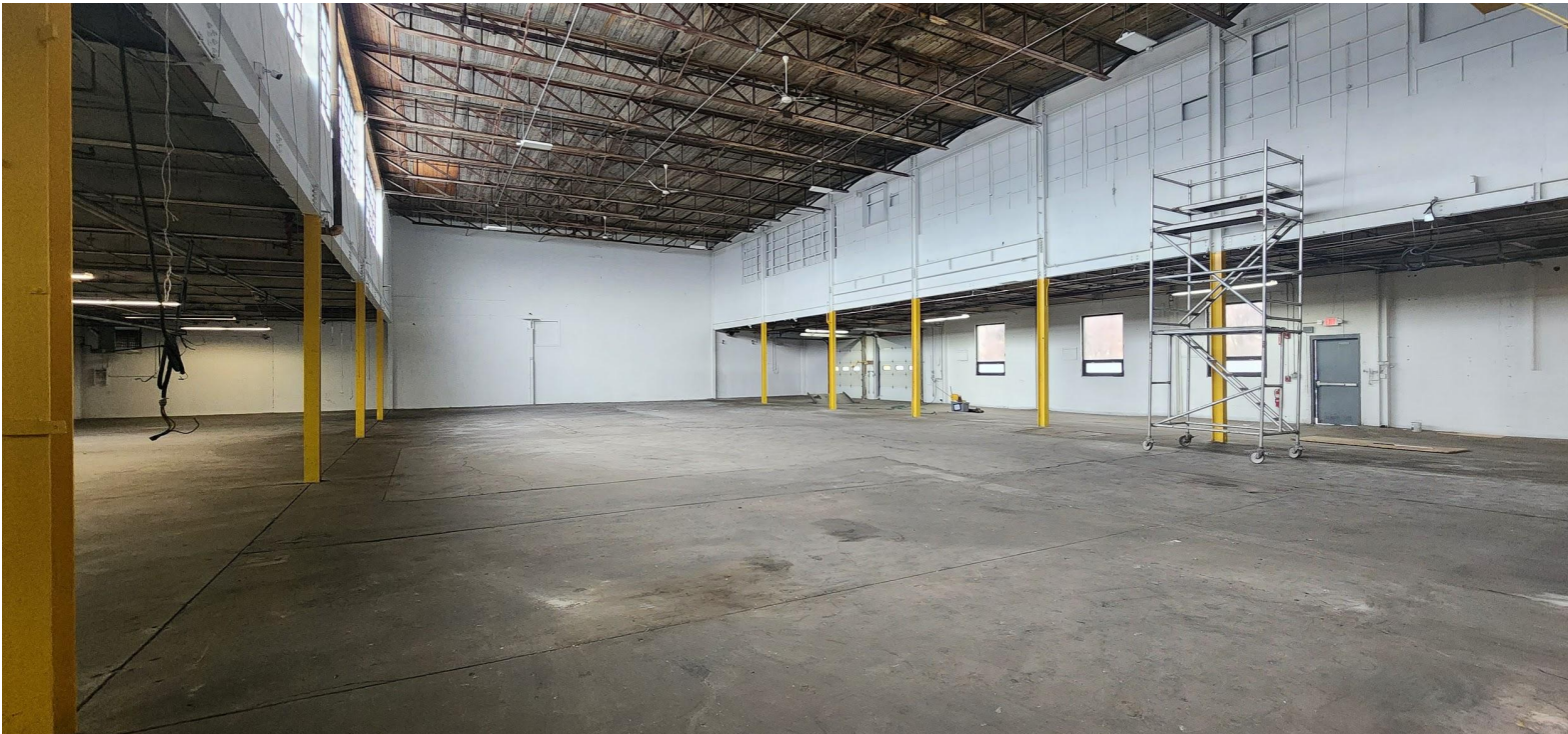
# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

237 East Aurora St, Waterbury, CT



# FOR LEASE

MATTHEWS COMMERCIAL PROPERTIES

## 237 East Aurora St, Waterbury, CT



 **City of Waterbury**  
Public Works Department

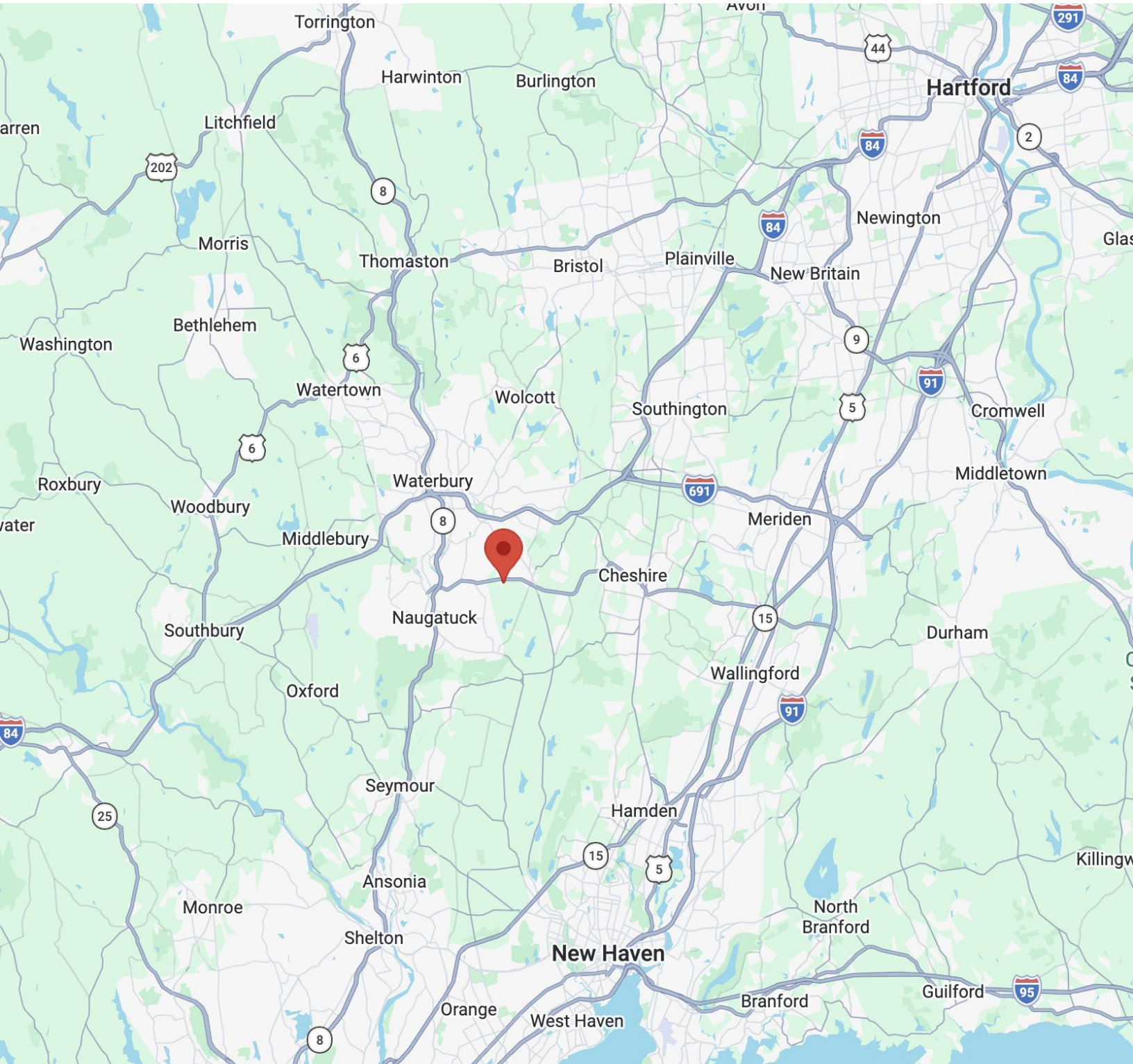
MBL: 0160-0707-0002  
ADDRESS: 237 EAST AURORA ST

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.



# FOR LEASE

237 East Aurora St, Waterbury, CT



**NOAH D. MATTHEWS**  
Mobile: 203.721.3337  
Office: 203.753.5800  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

**MATTHEWS COMMERCIAL PROPERTIES LLC**  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)