

FOR LEASE

730 North Main St., Waterbury, CT



±50,800 SF Clear-Span Industrial Warehouse with 27.5' Clear Height **\$5.95 PSF Gross + Utilities**

- ±50,800 SF fully clear-span industrial warehouse
- 2 dock-height loading doors: (8'6" x 8')
- 4 drive-in doors: (11'6" x 13'9")
- 18.5' – 27.5' clear height
- Infrared gas heating system
- Perimeter windows provide natural light
- Large parking lot
- ±3,094 SF covered parking area
- Small office area with private restroom

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BUILDING

- Total SF: $\pm 303,576$
- Total Available SF: $\pm 50,800$ SF
- Exterior Construction: Masonry block construction
- Interior Construction: Clear-span steel frame and concrete slab floor
- Roof: Metal deck
- Year Built: 1890

PROPERTY

- Lot Size: 12.25 acres
- Distance to I-84 & Rt-8: 1 Mile & 1.3 Miles
- Parking: Private lot
- Zoning: RM

MECHANICALS & UTILITIES

- Heat Source / Type: Gas – Infrared System
- Electric: Eversource
- Power Supply: 480/277V three-phase service

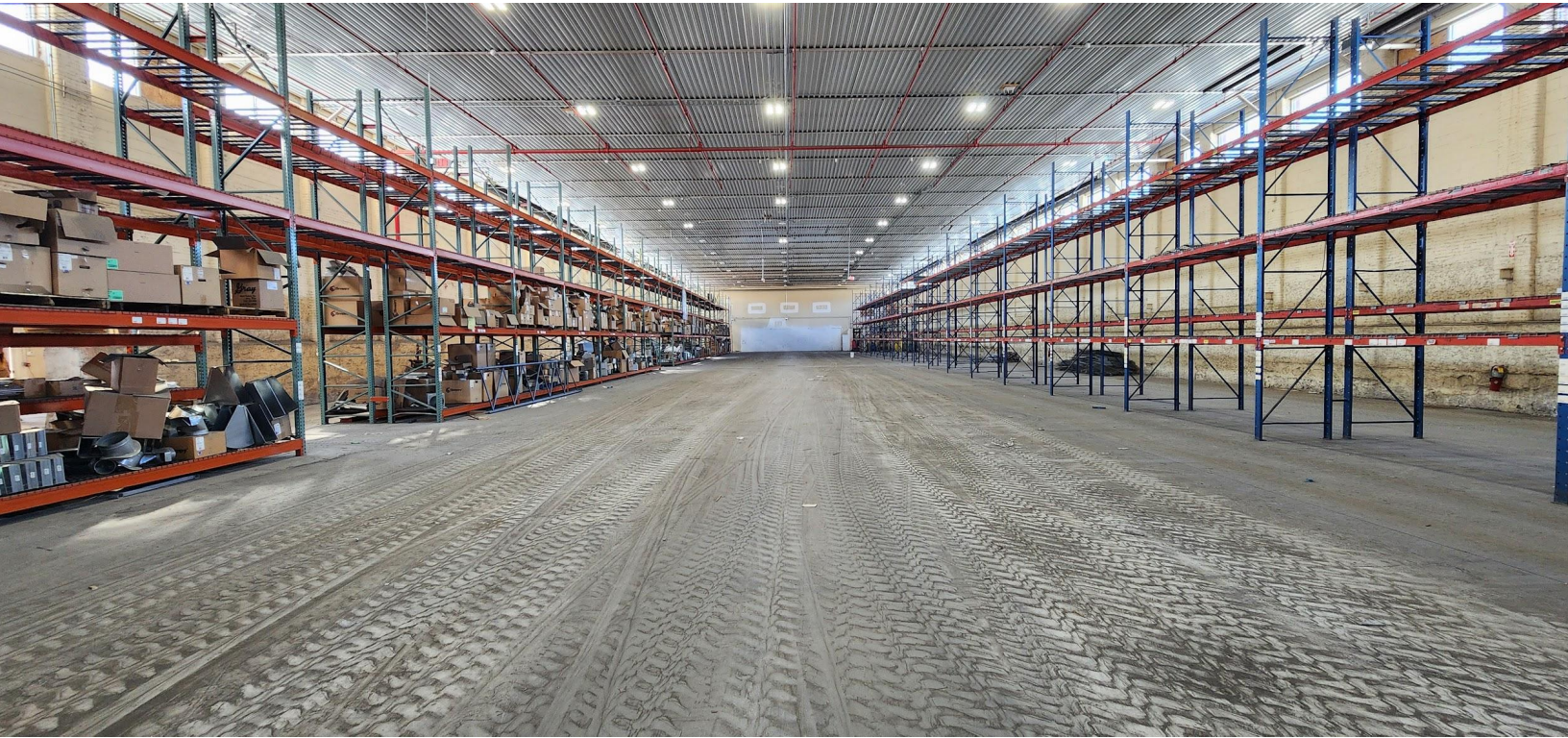
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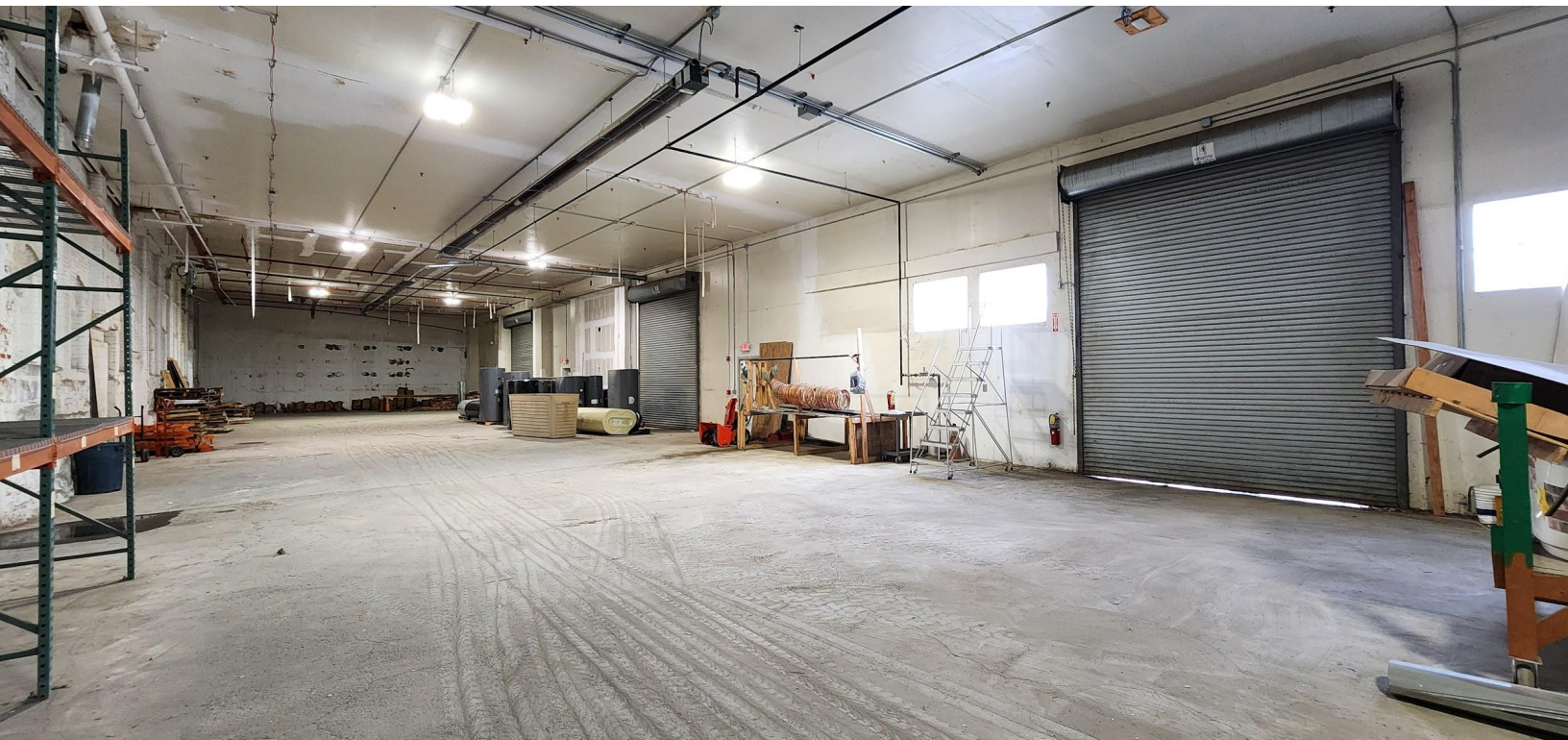
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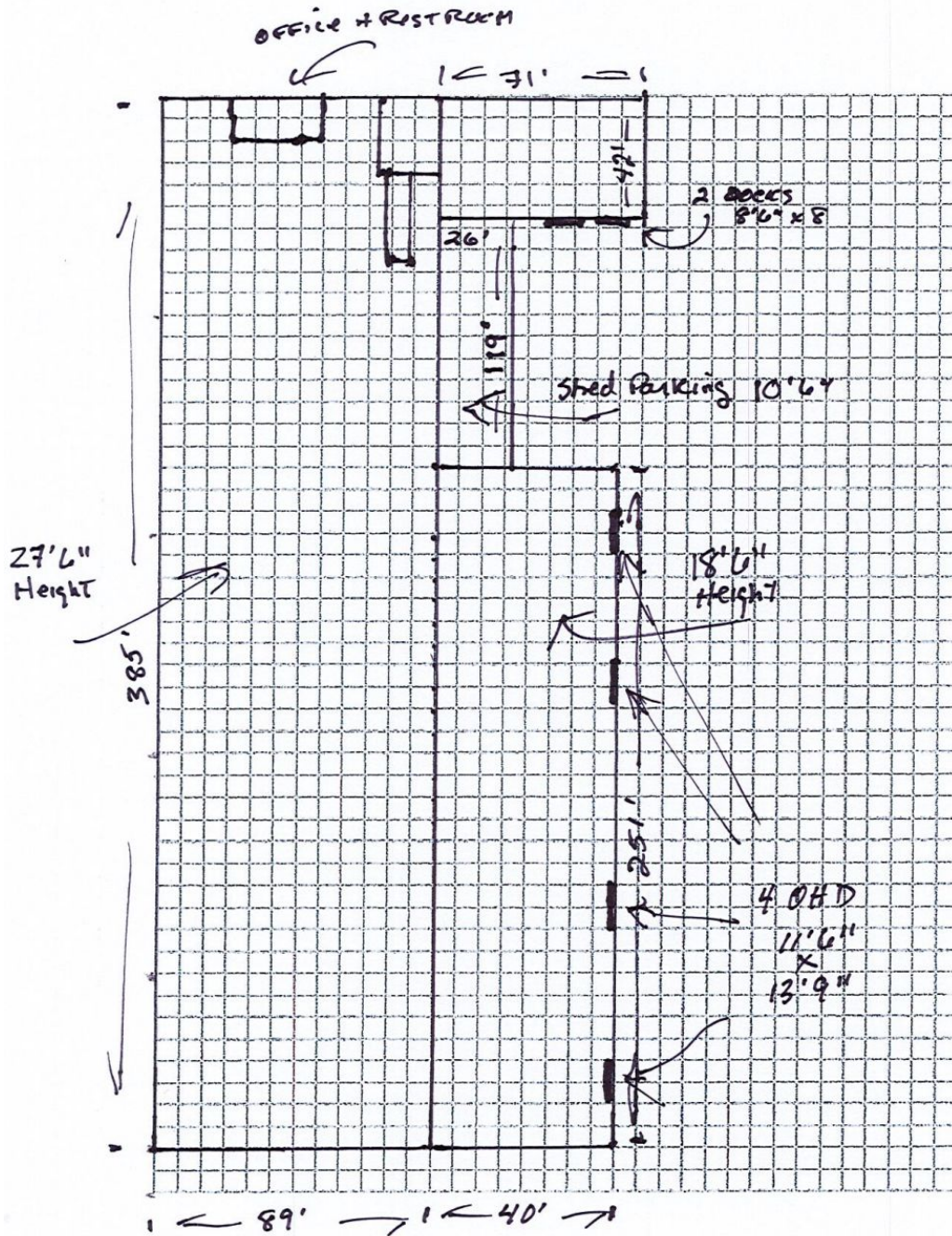
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730 NORTH MAIN ST WTB'Y

1 SB = 8' +/-

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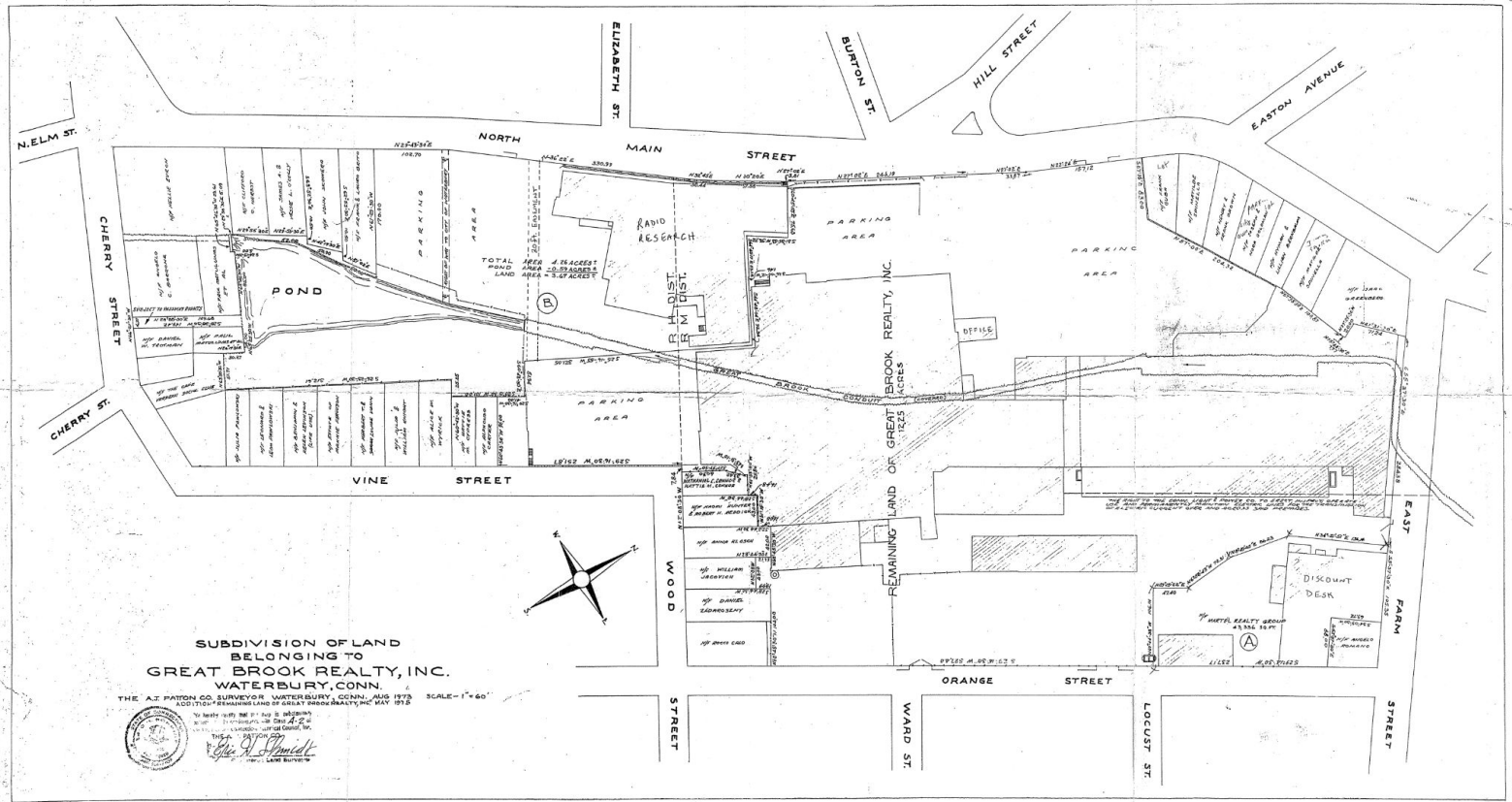
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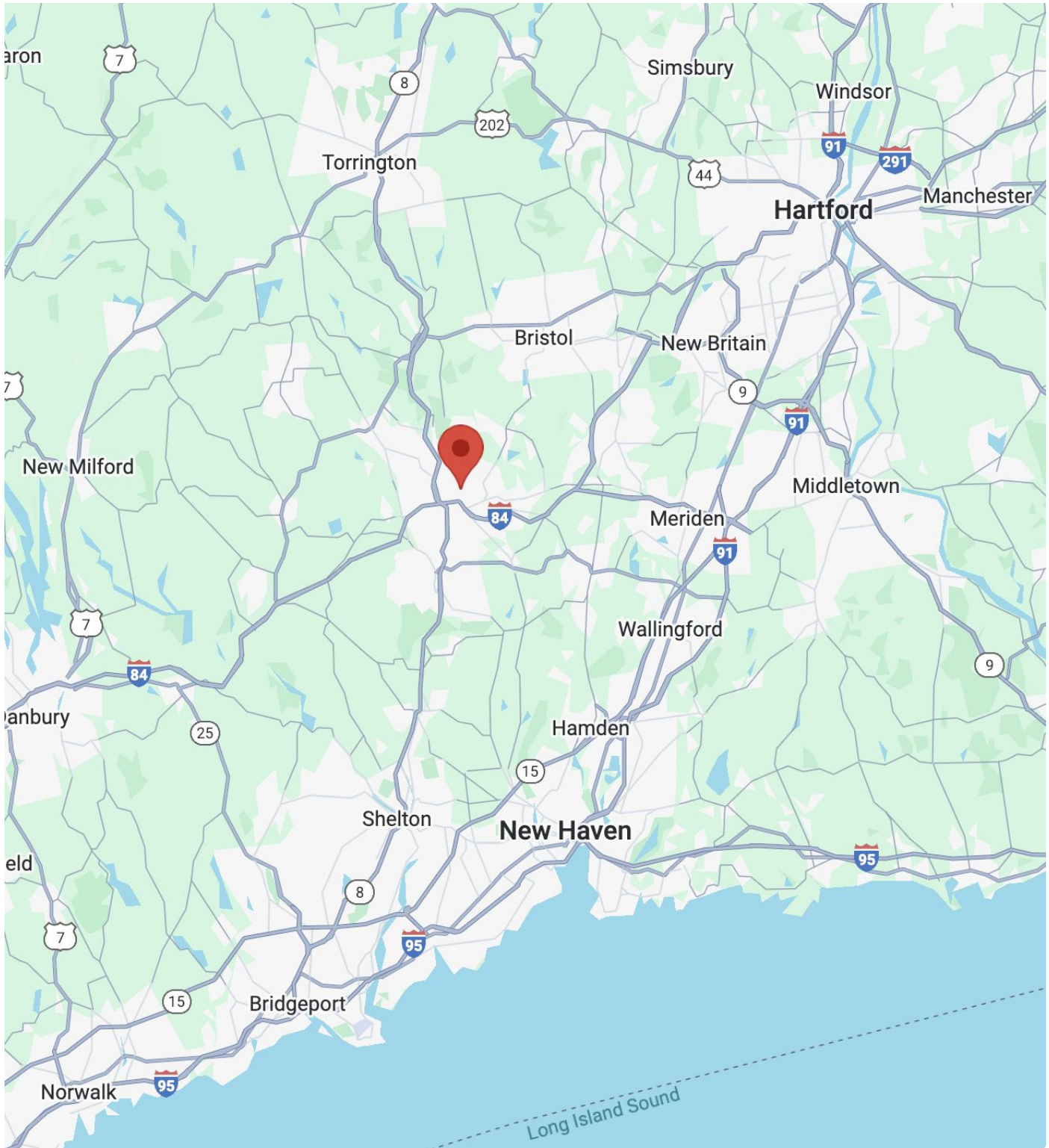
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