

# FOR LEASE

## 30,000 SF INDUSTRIAL SPACE

562 CAPTAIN NEVILLE DRIVE | WATERBURY, CT 06705



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 30,000 SF of industrial space available for lease at 562 Captain Neville Drive in Waterbury, CT. This well-located facility offers functional space ideal for manufacturing, distribution, or service-based operations. Situated within Waterbury's IP Zone, the property provides users with flexibility and ease of access in a central Connecticut location. The space features two drive-in doors, one dock-height loading door, and HVAC throughout, along with a clean, adaptable layout and solid infrastructure—making it well-suited for a range of industrial uses.

### PROPERTY HIGHLIGHTS

- Less than 1/4 mile from I-84 East to West
- Located in Waterbury's IP Zone with central CT access
- Two drive-in doors and one dock-height loading door
- HVAC throughout the entire space

### LOCATION DESCRIPTION

This property in Waterbury, CT, offers excellent access to Interstates 84 and 691, providing seamless transportation routes for businesses.

### OFFERING SUMMARY

Lease Rate:	\$7.25 NNN
Available SF:	30,000 SF
Lot Size:	10.4 Acres
Building Size:	84,000 SF

### MANAGEMENT

562 Captain Neville Drive, Waterbury CT is locally owned and managed by a highly reputable and service oriented team who keep the entire property in excellent condition.

#### CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

#### STEPHANIE ROMANO SHAW, CCIM

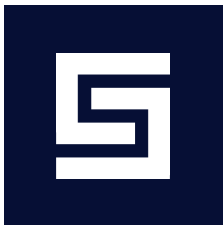
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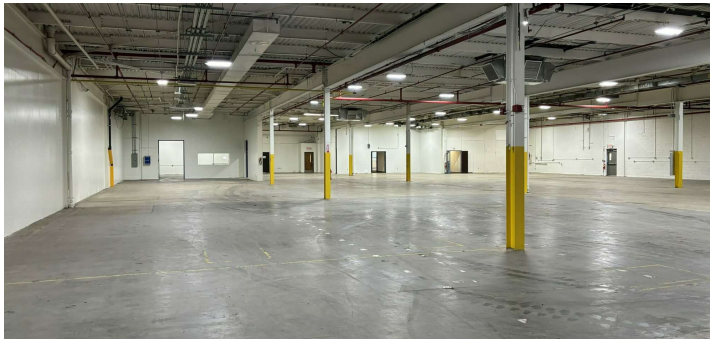
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## \$7.25 NNN

### BUILDING SPECIFICATIONS

Available Space	30,000 SF
Office Space	3,000 SF
Warehouse	27,000 SF
Ceiling Height	16'
Docks	1
Drives	2
Roof	Rubber Membrane
Column Spacing	30' x 40'
Year Built	1967

### MECHANICAL/UTILITIES

Power	400 Amp, 240 Volt, 3 Phase
Heat	Gas
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	Public
Electric Company	Eversource

### LAND

Lot Size	10.4 Acres
Zoning	IP

### TAXES

Tax PSF	\$1.36 SF
Year Assessed	2023
Mill Rate	49.44

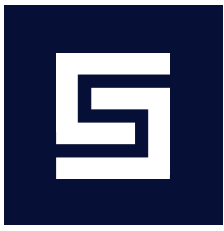
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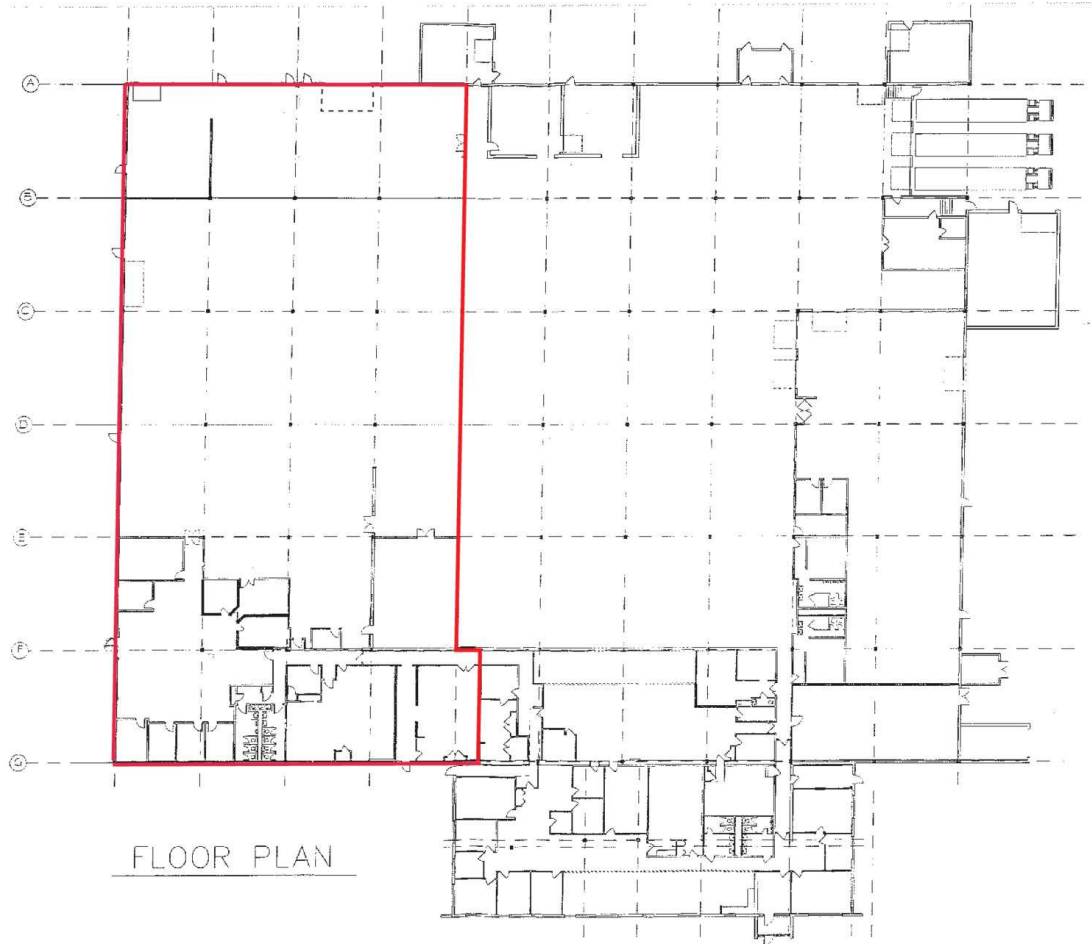
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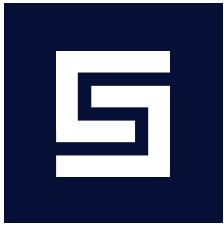
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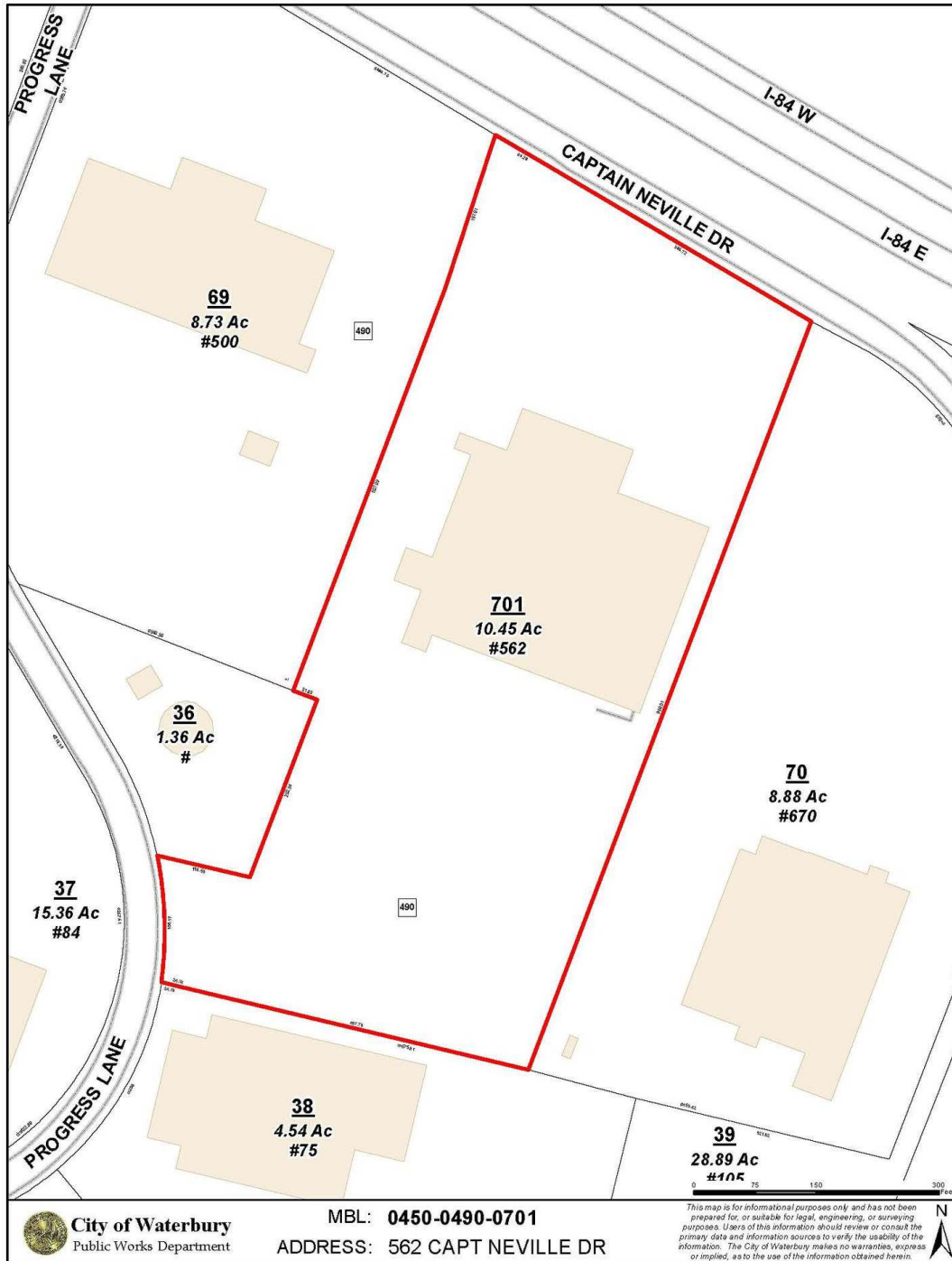
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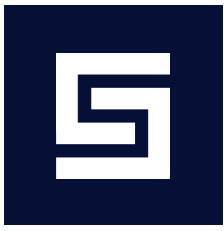
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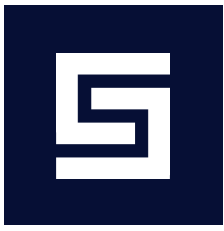
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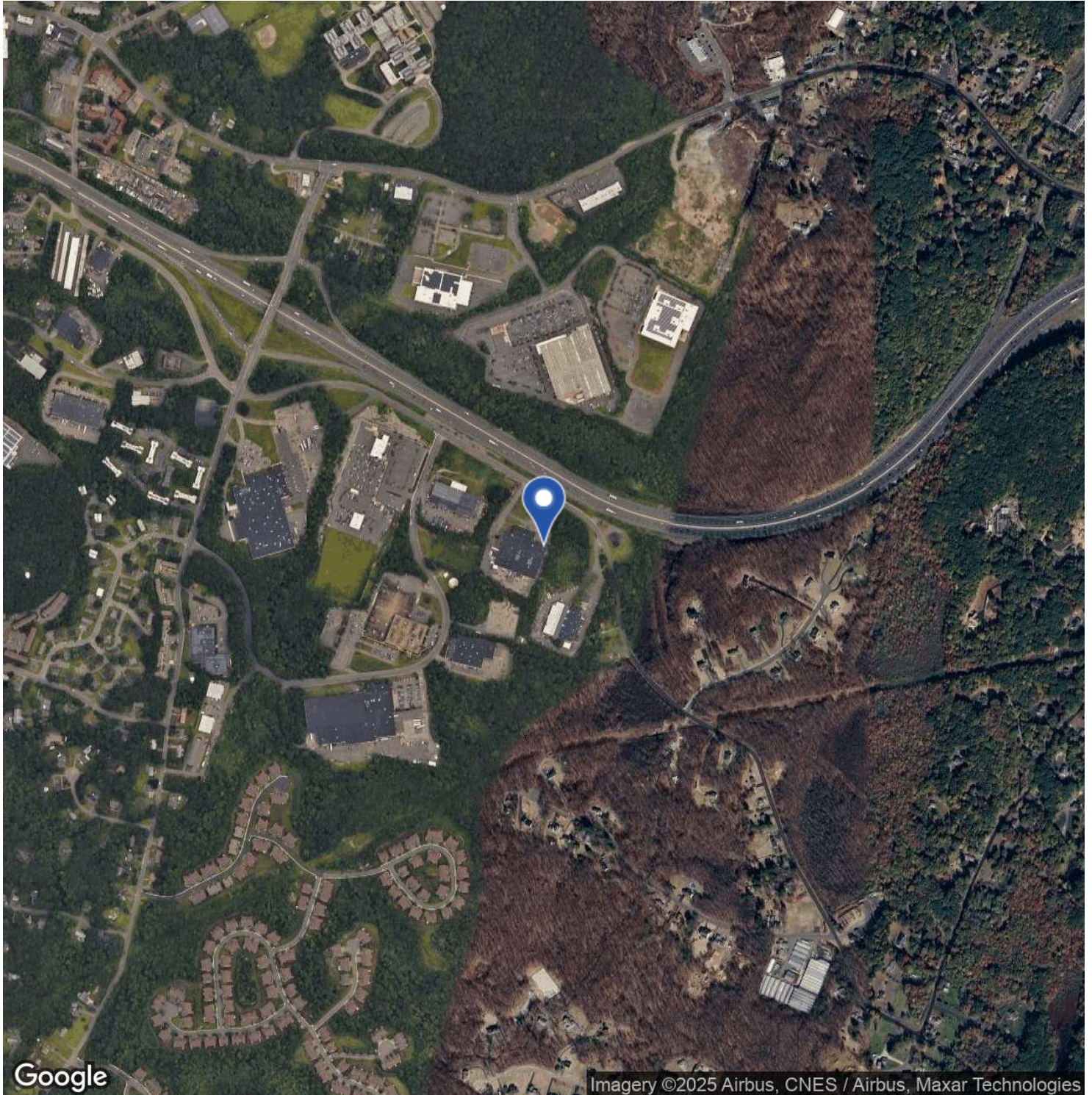
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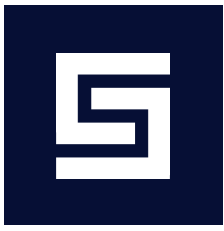
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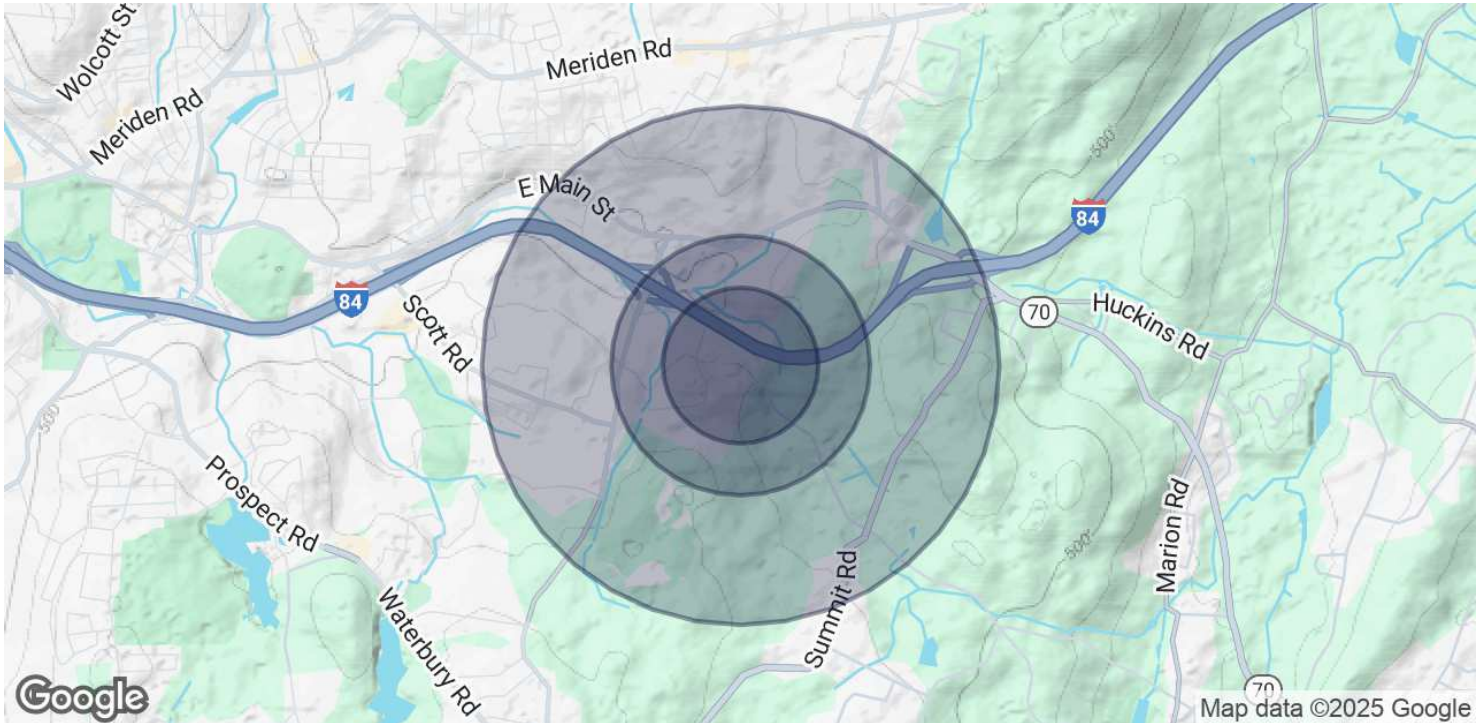
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	407	4,961
Average Age	42	39	40
Average Age (Male)	41	37	38
Average Age (Female)	43	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	163	2,077
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$128,775	\$99,899	\$93,734
Average House Value	\$347,818	\$302,683	\$271,507

Demographics data derived from AlphaMap

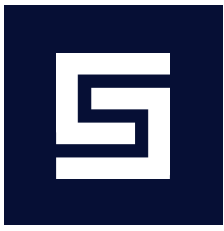
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