

45 Great Hill Rd

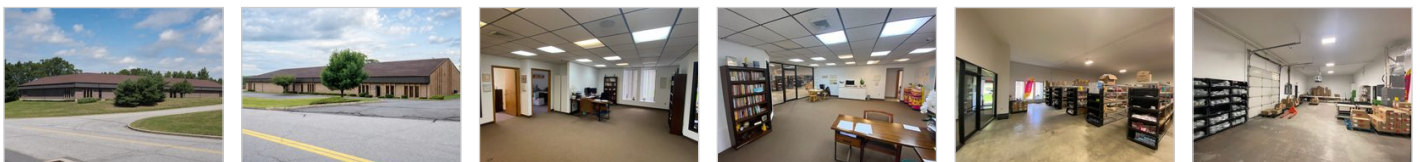
45 Great Hill Rd, Naugatuck, CT, 06770 · available · Naugatuck Industrial Park



SPECIFICATIONS

Available	17,500 SF	Year built	1980
Building size	21,000 SF	Zoning	Industrial
Asking rent	\$7.50/SF/yr NNN	Heating	Gas
Uses	Industrial, Flex, Warehouse, Storage	Cooling	Electric - Central Air (office areas)
Clear height	14ft	Water	City
Loading docks	5	Sewer	City
Drive-in doors	1	Gas	Natural
Power	200 A / 208 V / 3-phase	Lot size (acres)	2.1
Construction	Masonry		

MORE PHOTOS



PROPERTY DETAILS

4,633 - 17,500 SF of flex space available at 45 Great Hill Rd in Naugatuck, CT. Three contiguous suites on the first floor, combinable for up to 17,500 SF of adjacent space.

Available spaces

Suite	Size	Type of use	Available
1st Floor	4,633 SF	Industrial/Flex	January 1, 2027
1st Floor	6,400 SF	Industrial/Flex	January 1, 2027
1st Floor	6,467 SF	Industrial/Flex	January 1, 2027

All spaces \$7.50 / SF / YR NNN. Lease rate does not include utilities, property expenses, or building services.

Building description

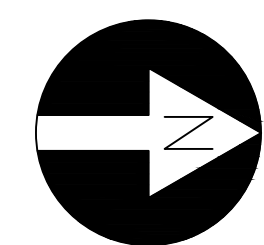
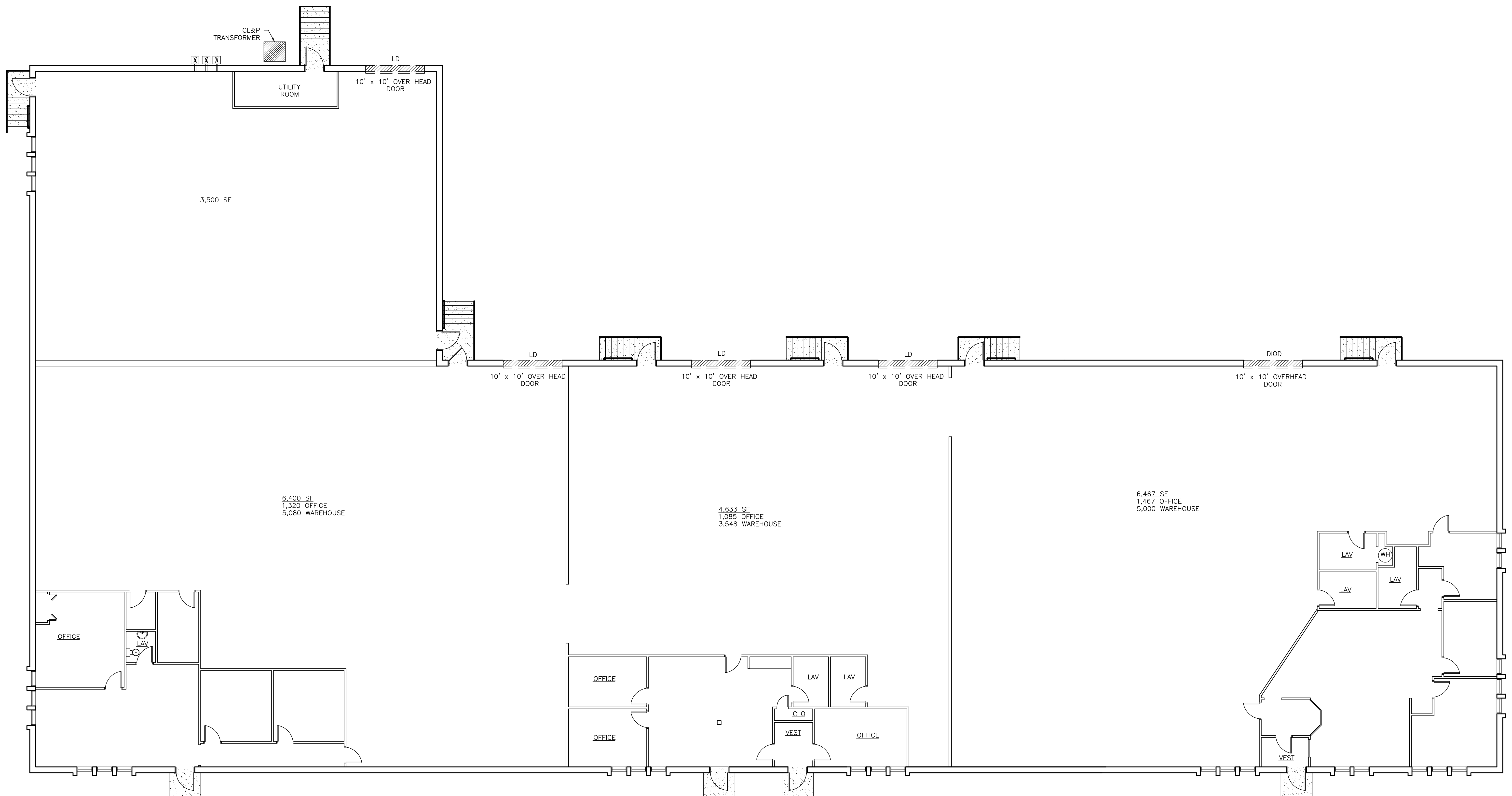
Suite sizes of 4,633sf, 6,400sf and 6,467sf can be individually leased or combined up to 17,500 sf of contiguous space. Located in Naugatuck Industrial Park, this multi-tenant, single-story flex building is zoned "Industrial" which allows for a wide variety of uses. The contiguous space includes a total of FOUR overhead doors (3 are 10'x10' and 1 is 12'x10'). Loading dock and drive-in access are both available. 14' ceilings. Enterprise Zone benefits available to qualified business uses. Easy access to CT Route 8 (Exits 28 or 29), and to the Route 8 / I-84 interchange.

Why Naugatuck?

Naugatuck offers businesses a strategic location with exceptional connectivity, a skilled workforce, and convenient access to Connecticut's major transportation corridors. Positioned along Route 8 with direct connections to I-84 and I-95, the town provides efficient access to regional markets, suppliers, and customers throughout the Northeast. Supported by a strong manufacturing legacy and a business-friendly environment, Naugatuck continues to be an attractive destination for companies seeking operational efficiency and long-term growth.

Building highlights

- 14' ceilings
- 3 loading docks with overhead doors
- 1 drive-in bay with overhead doors
- Each suite has its own designated office space/warehouse areas
- Suites can be combined or leased individually
- Great location in Naugatuck



REF

45 GREAT HILL RD
NAUGATUCK, CT
SCALE: 1/8"=1'-0"

SYMBOLS & LEGEND

	GAS METER
DIOD	DRIVE IN OVERHEAD DOOR
LD	LOADING DOCK
TYP	TYPICAL
MO	MASONRY OPENING