



Colliers

SITE

Proposed Building  
**\$12.00**  
psf gross + utilities

Ground Lease  
**\$65,000**  
per year nnn

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## 82 Boston Post Road Waterford, CT 06385

Proposed flex/industrial building for lease  
Prime location in Waterford, CT

82 Boston Post Road, Route 1 in Waterford is a  $\pm 15,000$  sf proposed commercial/retail/industrial/flex property. Subdividable to  $\pm 7,000$  sf. 100+ parking spaces on site, and at a corner traffic light, this well traveled location offers a prime location for your commercial needs.

### Features

- $\pm 15,000$  sf proposed building for lease at \$12.00 psf gross + utilities; Delivery date 2025
- Subdividable to  $\pm 7,000$  sf
- $\pm 1.5$  acre ground lease at \$65,000 per year nnn
- Abundant parking
- Immediate highway access

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Accelerating success.



# Location



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