

# FOR LEASE

85 Turnpike Dr., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±6,190 SF Industrial Space

**LEASE RATE: \$5,000 / Month (\$9.69 PSF Gross) + Utilities**

- ±6,190 SF industrial / warehouse space
- Two (2) dock-high loading doors (12' × 12') equipped with levelers and dock shelters
- 18' clear ceiling height
- Private parking lot
- Quiet setting on a dead-end street, with no through traffic
- ±300 SF office
- Kohler standby generator with automatic transfer switch
- Operating Expenses: CAM, real estate taxes, and property insurance included in rent

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## BUILDING

- Total SF:  $\pm$ 9,600
- Total Available SF:  $\pm$ 6,190 SF
- Exterior Construction: Concrete
- Interior Construction: Concrete
- Roof: Flat EPDM membrane roof / 2018
- Year Built: 1979

## PROPERTY

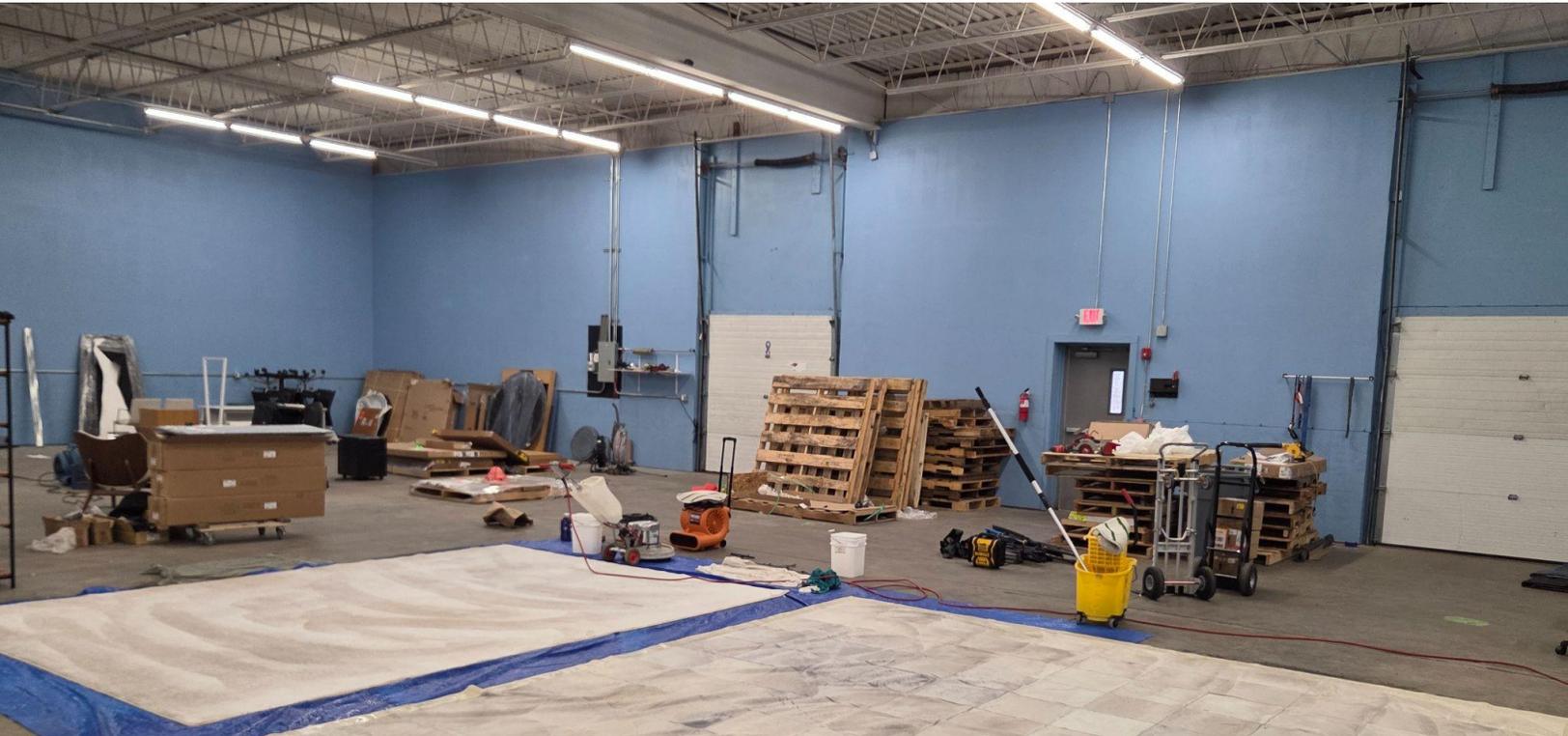
- Lot Size: 3.14 acres
- Proximity to Major Highways: 2.4 Miles to I-84, 4 Miles to Route 8
- Parking: Private lot
- Zoning: IP - Industrial Park
- Property Taxes: Included in rent (est. \$2.08 PSF)

## MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Electric: Eversource
- Power: 400 Amps, 3-Phase
- Sewer & Water: City

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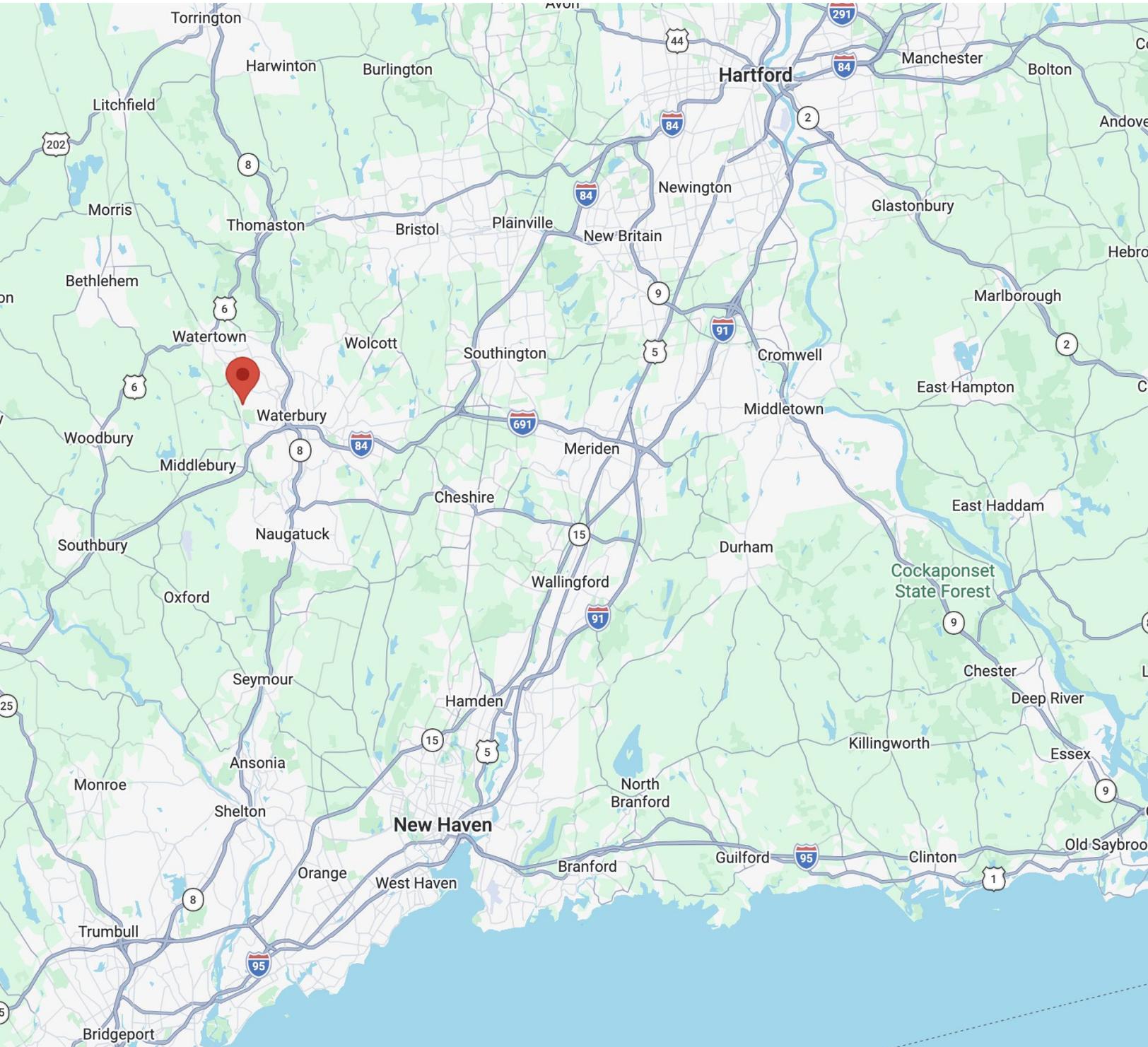
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