

2391 SOUTH MAIN ST WATERBURY, CT



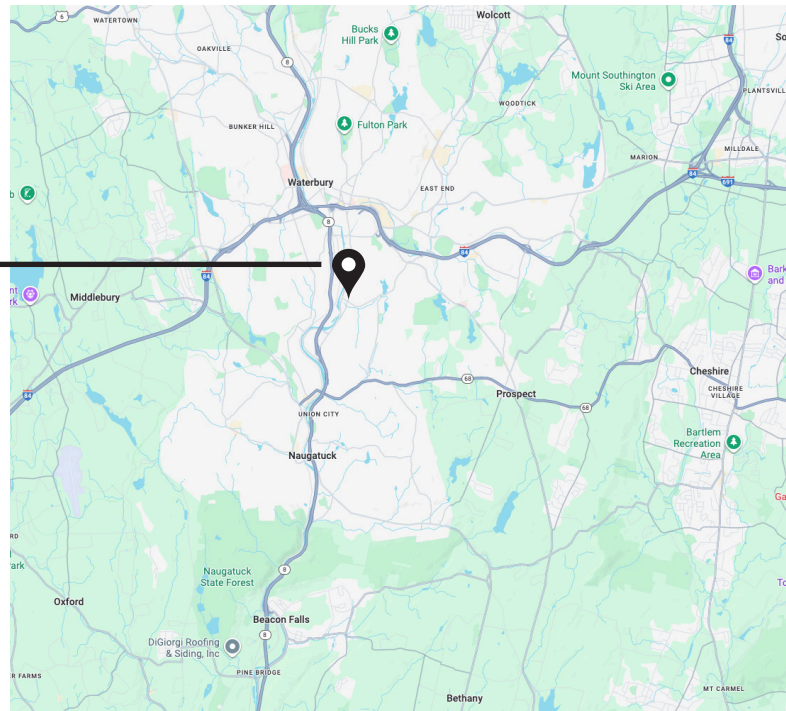
EAC Properties is pleased to offer 2391 South Main Street, Waterbury. Position your business for success in this highly functional industrial showroom just minutes from I-84 and Route 8. This masonry building offers exceptional visibility and access, with generous 20' clear height, heavy power, and a versatile floor plan.

The building features two $\pm 5,000$ SF bays with separate utilities, ideal for owner-operator or multi-tenant use. A second-floor office area (± 600 SF) and a large rear bonus room provide flexible space for operations, storage, or expansion. The property has been well-maintained, with recent roof upgrades (shingle and EPDM systems with white coating), new skylights, and freshly paved asphalt for forklift-capable loading and parking.

Perfect for manufacturing, distribution, or showroom users seeking a turn-key facility with excellent highway proximity and abundant on-site parking.

AVAILABLE

- $\pm 9,570$ SF (two $\pm 5,000$ SF bays)
- $\pm 20'$ Clear height
- 14'H x 12'W roll-in door
- 3-phase, 600-amp service
- Rear room ($\pm 24' \times 28.7'$) with 10'H x 11'W door
- Second-floor office ($\pm 30' \times 20'$)
- R-21 wall insulation, R-16–R-39 roof insulation
- Roof in 2019 pitched shingle + EPDM roof with Goodyear coating
- 11 on-site surface spaces, new asphalt (3 years old)
- Less than 5 minutes to I-84 and Route 8 interchange



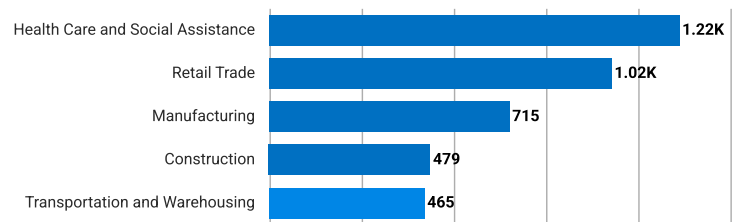
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TOP EMPLOYMENT BY INDUSTRY

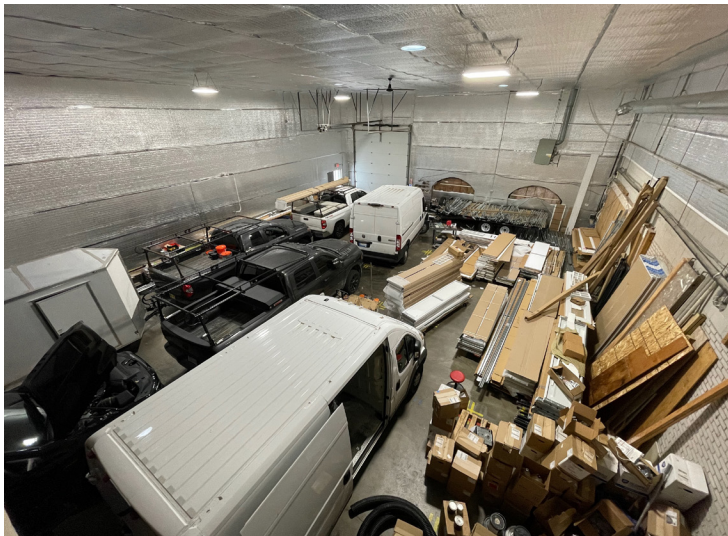
Source: Bureau of Labor Statistics via Esri, 2024



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