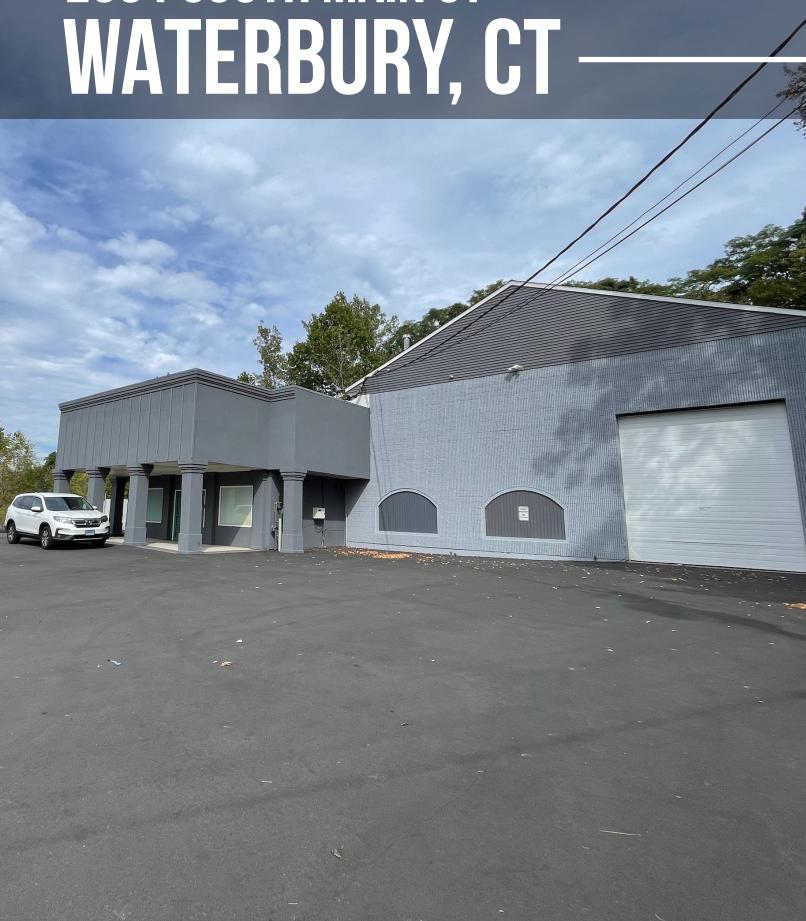


2391 SOUTH MAIN ST WATERBURY, CT



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

CONTACT

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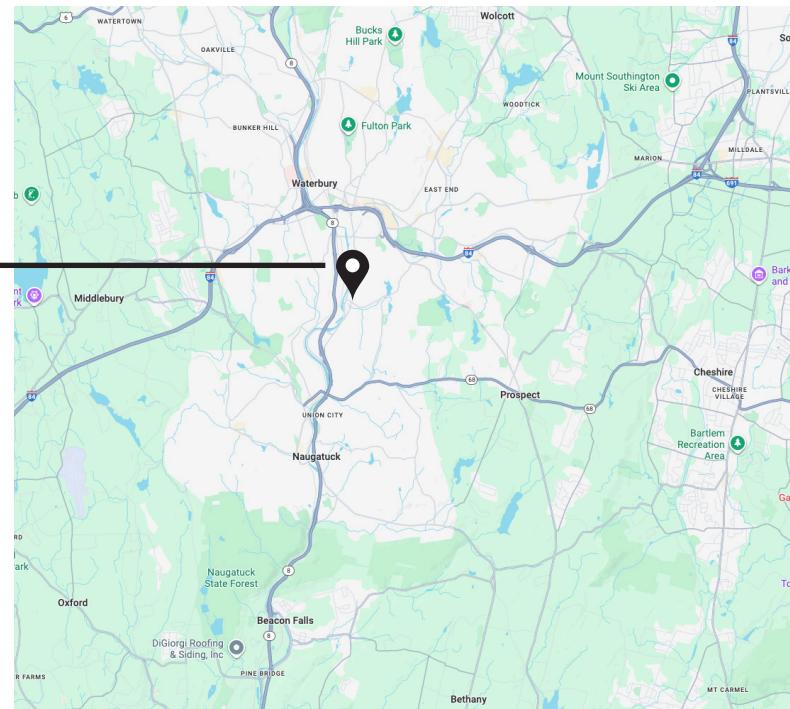
Andreas Senie
Managing Partner
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EAC Properties is pleased to offer 2391 South Main Street, Waterbury. Position your business for success in this highly functional industrial showroom just minutes from I-84 and Route 8. This masonry building offers exceptional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

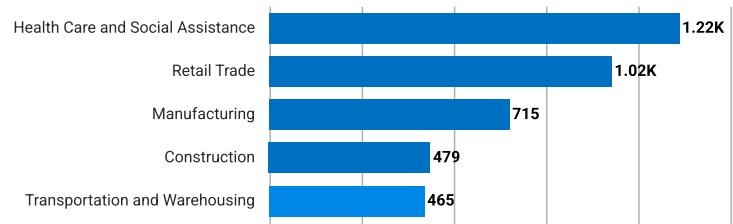
The building features two $\pm 5,000$ SF bays with separate utilities, ideal for owner-operator or multi-tenant use. A second-floor office area (± 600 SF) and a large rear bonus room provide flexible space for operations, storage, or expansion. The property has been well-maintained, with recent roof 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.



TOP EMPLOYMENT BY INDUSTRY

Source: Bureau of Labor Statistics via Esri, 2024



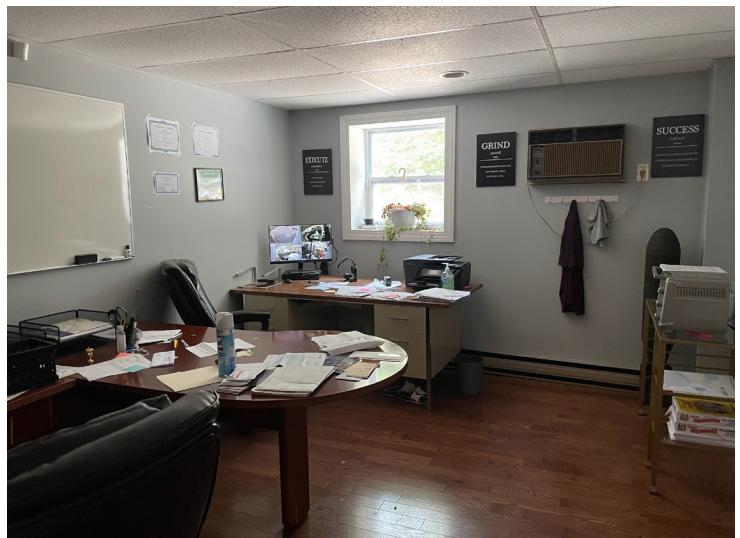
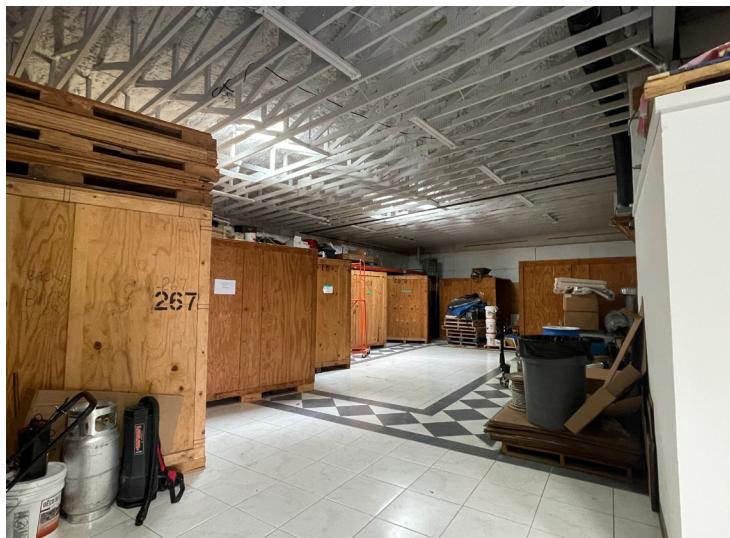
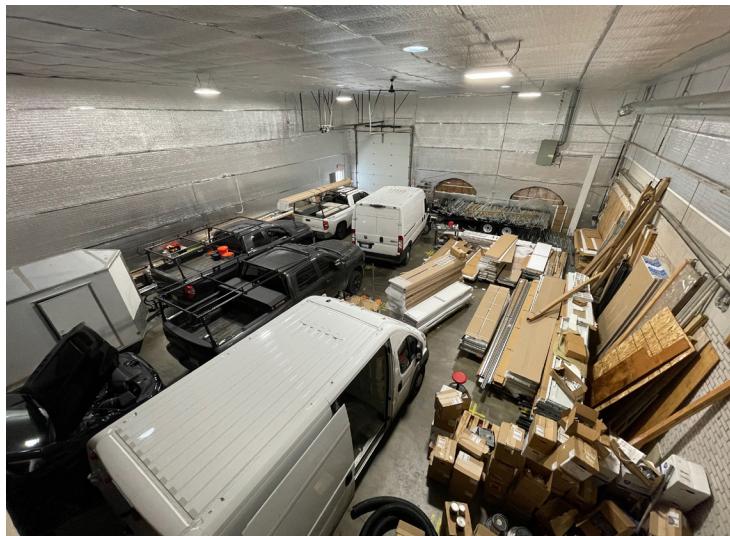
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