



CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



400 Captain Neville Drive, Waterbury, CT 06705

+/- 100,000 Sq Ft Premier Manufacturing / Warehouse / Distribution and Office Space

LEASE RATE: Call For Details

Available August 2025



SPACE HIGHLIGHTS:

- IMMEDIATE ACCESS TO I-84 FROM 4-WAY INTERCHANGE
- +/- 83,000 SQ FT MFG, WAREHOUSE AREA & +/- 17,000 SQ FT OFFICE
- 7 DOCKS / 1 DRIVE DOOR
- 16.5' CLEAR HEIGHT
- HVAC THROUGHOUT
- ON-SITE VEHICLE OR TRAILER STORAGE AVAILABLE

For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty Inc. 203-724-7016 - ahale@cmcict.com

Property Owned and Professionally Managed by Cornerstone Realty, Inc. and Affiliates

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



PROPERTY OVERVIEW:

This +/- 208,000 square foot industrial building offers approximately 83,000 Sq Ft of premier manufacturing / warehouse space and 17,000 Sq Ft of office space. This premium location has direct access to Interstate 84 at the 4-way interchange at I-84 and Austin Road / Exit 25A.

LEASE INFORMATION:

- SIZE: +/- 100,000 SQ FT
- TERM: 10+ YEARS
- LEASE RATE: CALL FOR DETAILS
- ZONING: IP
- AVAILABILITY: AUGUST 2025

MECHANICAL EQUIPMENT:

- HVAC: 100% THROUGHOUT SPACE
- SPRINKLERS: YES / WET

UTILITIES:

- HEAT / SERVICE: GAS / EVERSOURCE
- ELECTRIC SERVICE: EVERSOURCE
- WATER & SEWER: PUBLIC
- POWER:
 - 600 AMP / 480V / 3 PHASE
 - POWER EXPANDABLE TO 1200 AMP+



BUILDING FEATURES:

- CONSTRUCTION: MASONRY / CONCRETE
- ROOF: RUBBER MEMBRANE
- FLOORS: 2
- RESTROOMS: MULTIPLE
- COLUMN SPACING: 50' x 50'
- DOCKS / DRIVE-IN: 7 / 1
- CEILING HEIGHT: 16.5'
- BUILT: 1972

PARKING: +/- 570 SPACES

+/- 100,000 Sq Ft Available Consists of the Following:

Main Level:

+/-83,000 Sq Ft of Premier Manufacturing, Warehouse, Distribution Area
Contiguous to +/- 10,000 Sq Ft Office Area

Lower Level:

+/- 7,000 Sq Ft Office Area built out as Showroom and Training areas with Kitchen and Restrooms
Adjacent to private open-air patio with gas grill station

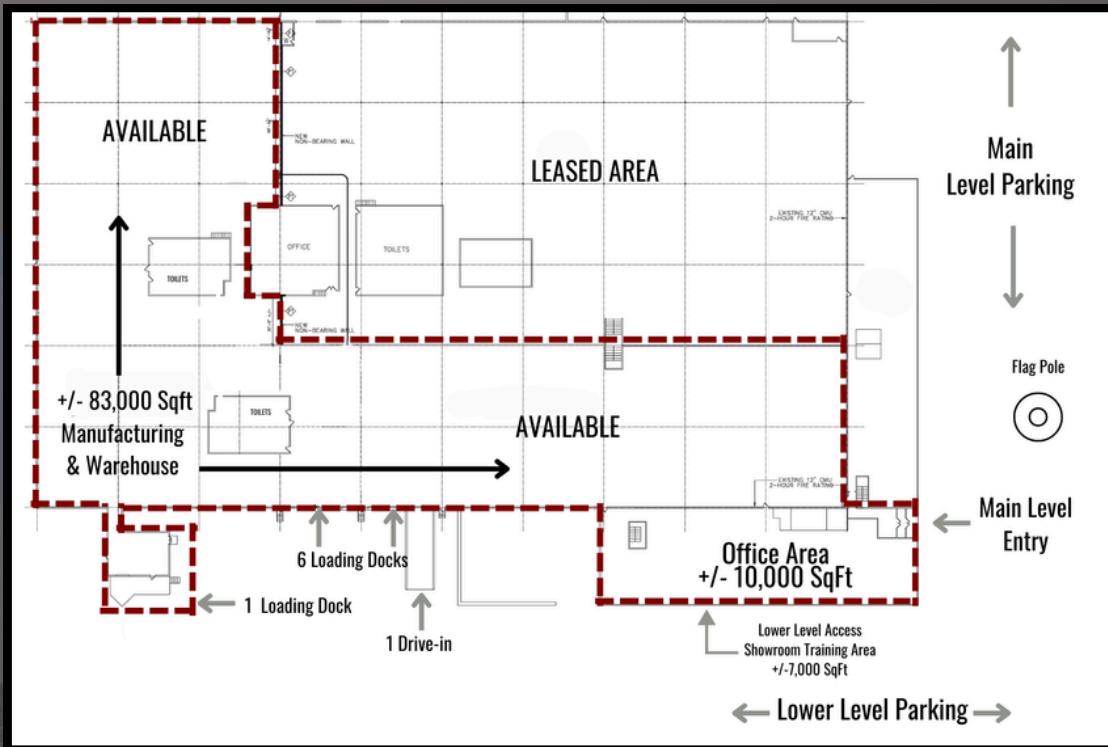
For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty Inc. 203-724-7016 - ahale@cmcict.com

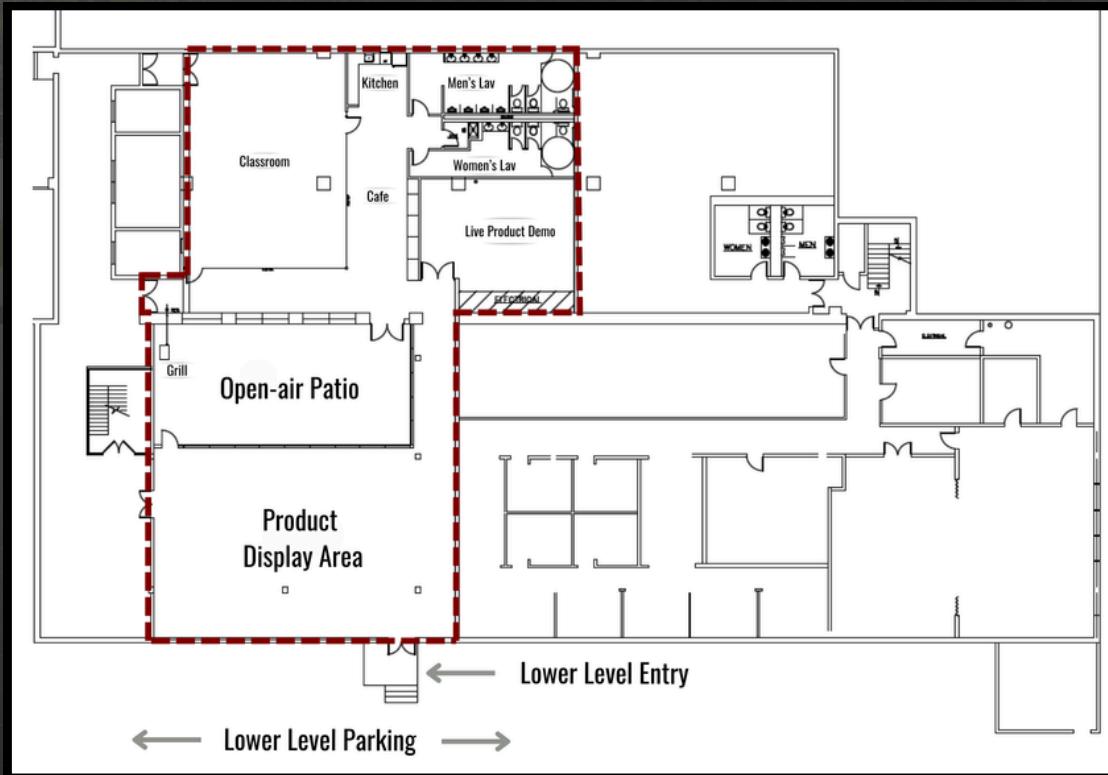
Property Owned and Professionally Managed by Cornerstone Realty, Inc. and Affiliates

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



Main Level:
+/- 83,000 Sq Ft of
Premier Manufacturing /
Warehouse / Distribution
Area
Contiguous to +/- 10,000
Sq Ft Office Area.



Lower Level:
+/- 7,000 Sq Ft Office Area
built out as Showroom and
Training areas with Kitchen
and Restrooms.
Adjacent to private open-air
patio with gas grill station.

For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty Inc. 203-724-7016 - ahale@cmcict.com

Property Owned and Professionally Managed by Cornerstone Realty, Inc. and Affiliates

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™

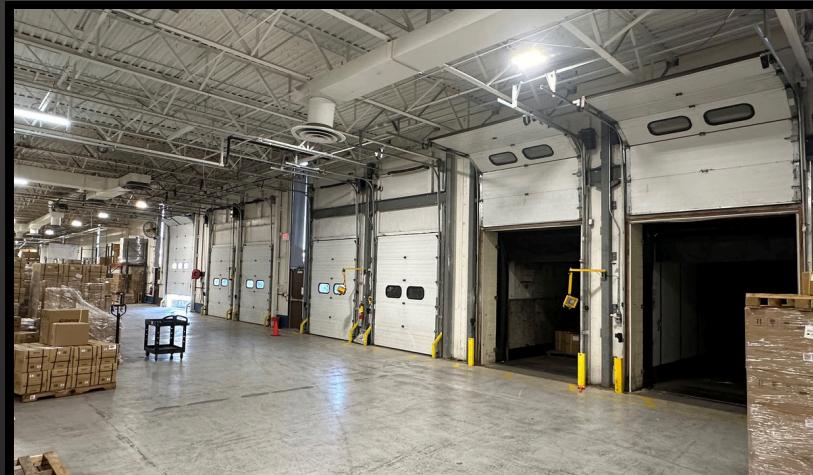


400 Captain Neville Drive, Waterbury, CT 06705

+/- 100,000 Sq Ft Premier Manufacturing / Warehouse / Distribution and Office Space

LEASE RATE: Call For Details

Available August 2025



For more information contact:

Andrew Hale, Leasing Representative, Cornerstone Realty Inc. 203-724-7016 - ahale@cmcict.com

Property Owned and Professionally Managed by Cornerstone Realty, Inc. and Affiliates

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.