

**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](mailto: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](http://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

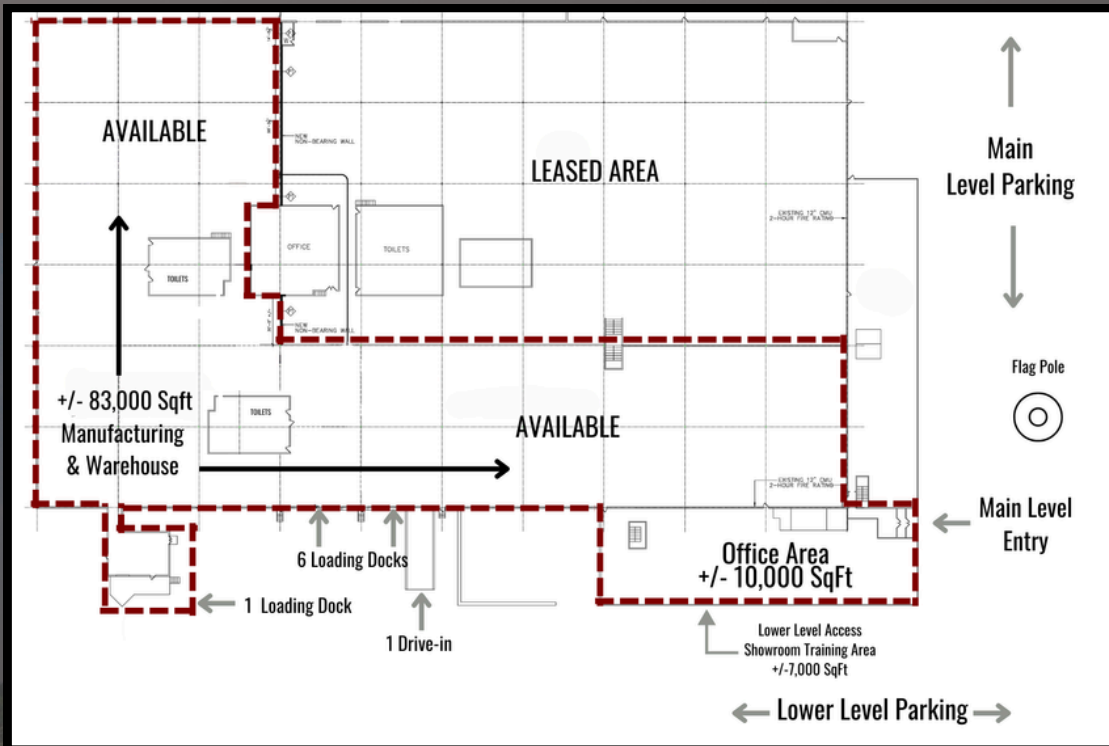
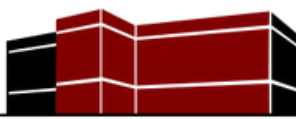
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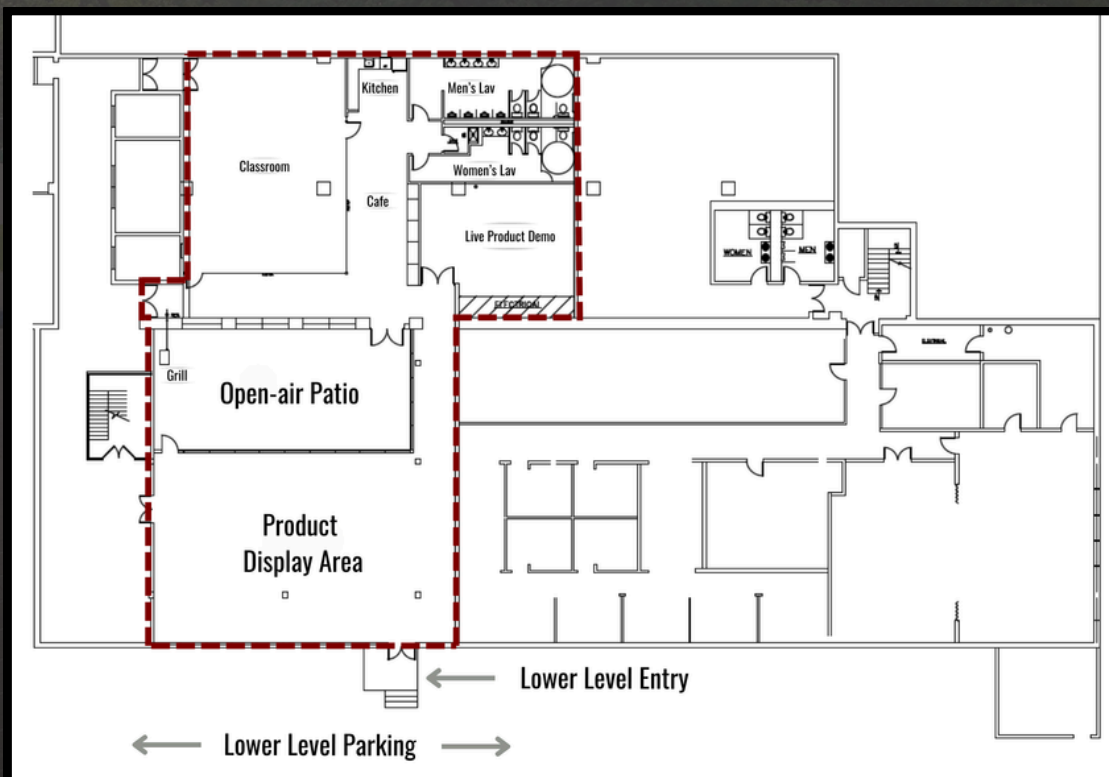
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+/- 83,000 Sq Ft of  
Premier Manufacturing /  
Warehouse / Distribution  
Area  
Contiguous to +/- 10,000  
Sq Ft Office Area.



**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.

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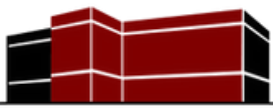
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