



FOR LEASE

63,876 SF INDUSTRIAL SPACE

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 63,876 SF at 64 Avenue of Industry, Waterbury, CT for lease. The space is highly functional for the industrial user with heavy power, 21' ceilings, and great highway access to both I-84 and I-691.

PROPERTY HIGHLIGHTS

- Expansive renovations completed within the last 10 years
- 21' ceilings
- 100% air-conditioned
- 2,500 amp power; includes 350 KVA generator
- Immediate access to I-84 and I-691

OFFERING SUMMARY

Lease Rate:	\$6.00 NNN
Available SF:	63,876 SF
Lot Size:	464,347 SF
Building Size:	74,372 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,389	3,271
Total Population	884	3,319	8,039
Average HH Income	\$107,295	\$101,042	\$110,373

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\$6.00 NNN

BUILDING SPECIFICATIONS

Building Size	74,372 SF
Office Space	5,000 SF
Warehouse	58,876 SF
Ceiling Height	21'
Docks	1 (10' x 10') private 1 (10' x 10') shared
Drives	1 (10' x 10')
Column Spacing	30' x 30'
Year Built	1966
Year Last Renovated	2015

MECHANICAL/UTILITIES

Power	2,500 amp, 480/277 volt, 3 phase
Heat	Yankee Gas
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City of Waterbury
Electric Company	Eversource

LAND

Lot Size	10.34 acres
Parking	60 spaces (expandable)
Zoning	IP

TAXES

Tax PSF	\$1.29 SF
Year Assessed	2022
Mill Rate	54.19

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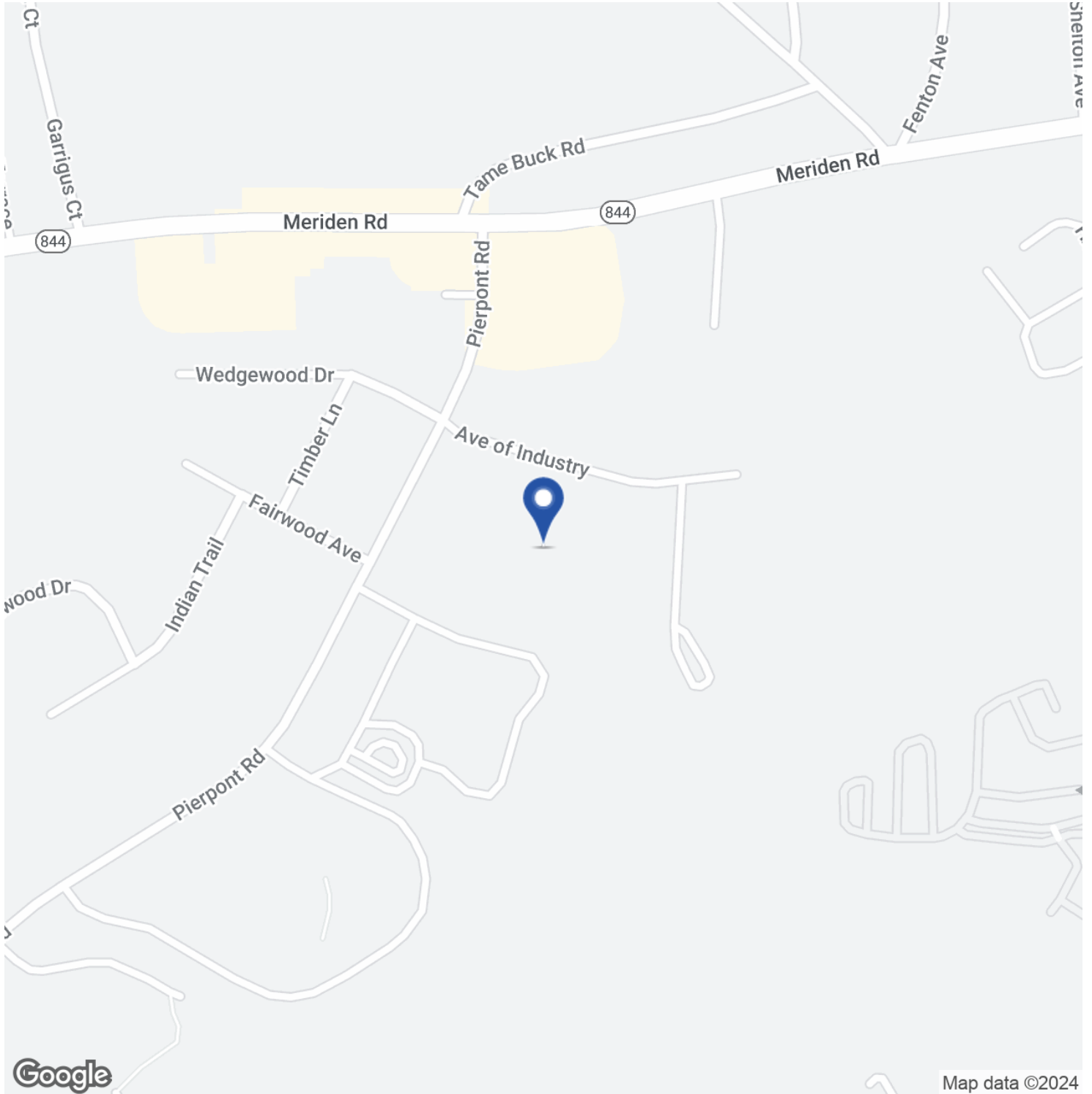




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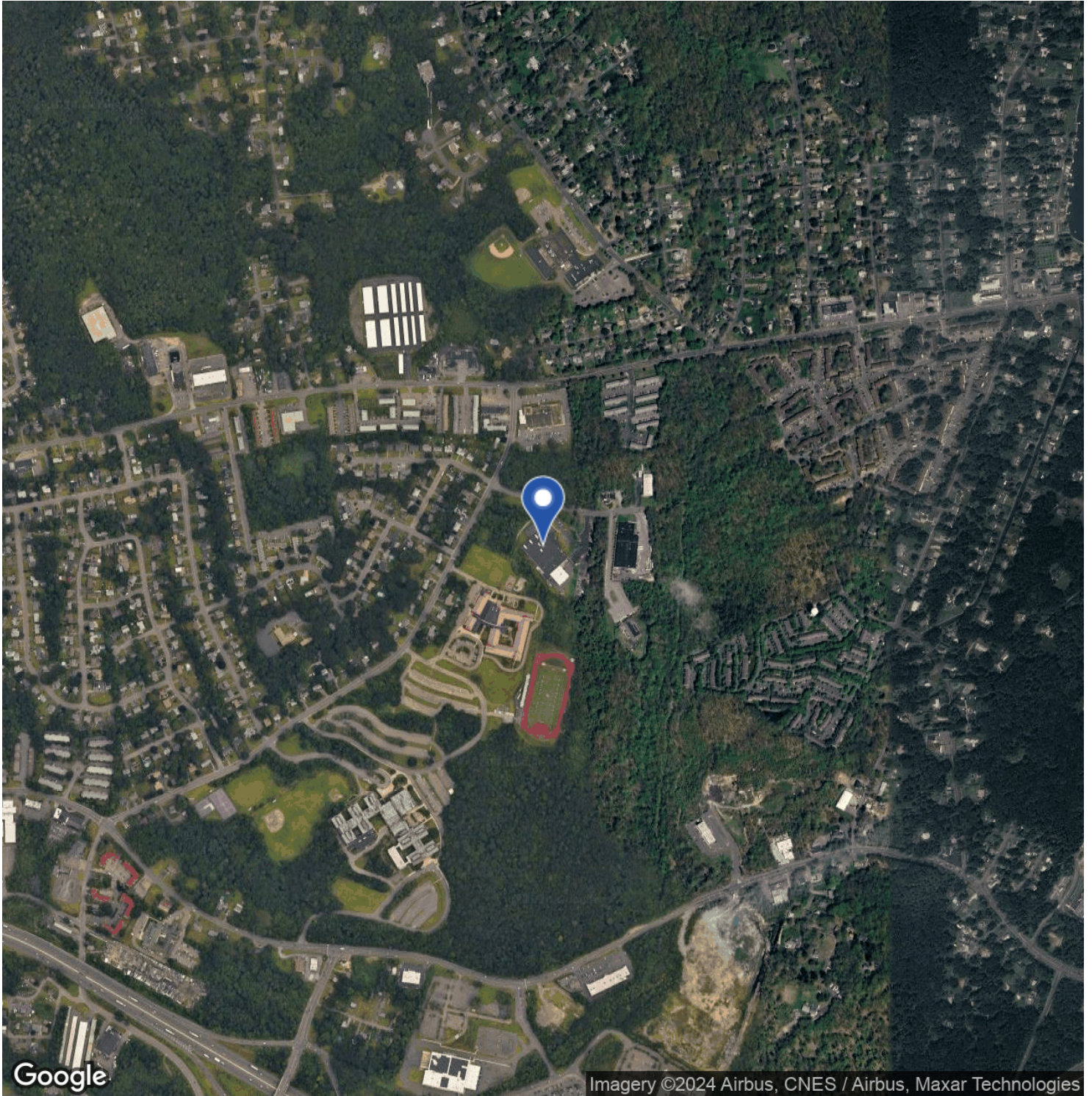
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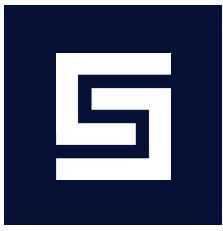
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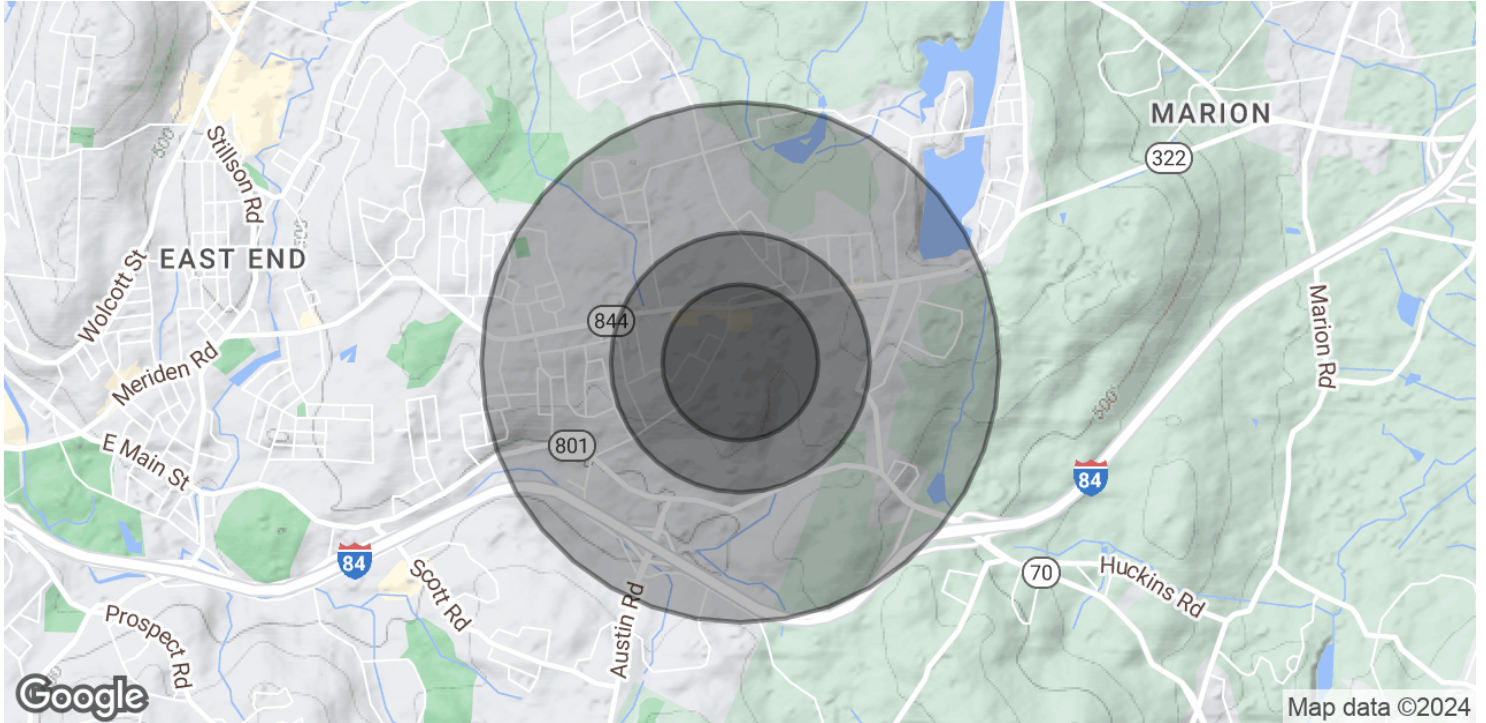
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	884	3,319	8,039
Average Age	42	40	41
Average Age (Male)	40	38	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,389	3,271
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$107,295	\$101,042	\$110,373
Average House Value	\$243,181	\$239,273	\$263,062

Demographics data derived from AlphaMap

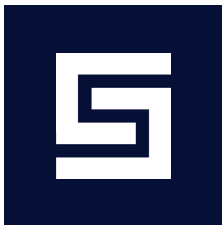
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