



CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



400 Captain Neville Drive, Waterbury, CT 06705

+/- 100,000 SQ FT Office / Manufacturing Space

LEASE RATE: TBD

Available August 2025



UNIT HIGHLIGHTS:

- IMMEDIATE ACCESS TO 84
- +/- 7,000 OFC & +/- 93,000 MFG
- 6 DOCKS / 1 DRIVE DOOR
- 16.5' CLEAR HEIGHT
- HVAC THROUGHOUT
- EXCESS / VEHICLE / STORAGE

For more information contact:

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

Property Owned and Managed by: Cornerstone Realty, Inc.

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 +/- 7,000 Sq Ft square feet of office space and +/- 93,000 square feet of manufacturing space. This premium location has direct access to Interstate 84.

LEASE INFORMATION:

- SIZE: +/- 100,467 SF
- TERM: 5+ YEARS
- LEASE RATE: CALL FOR DETAILS
- ZONING: IP
- AVAILABILITY: AUGUST 2025

MECHANICAL EQUIPMENT:

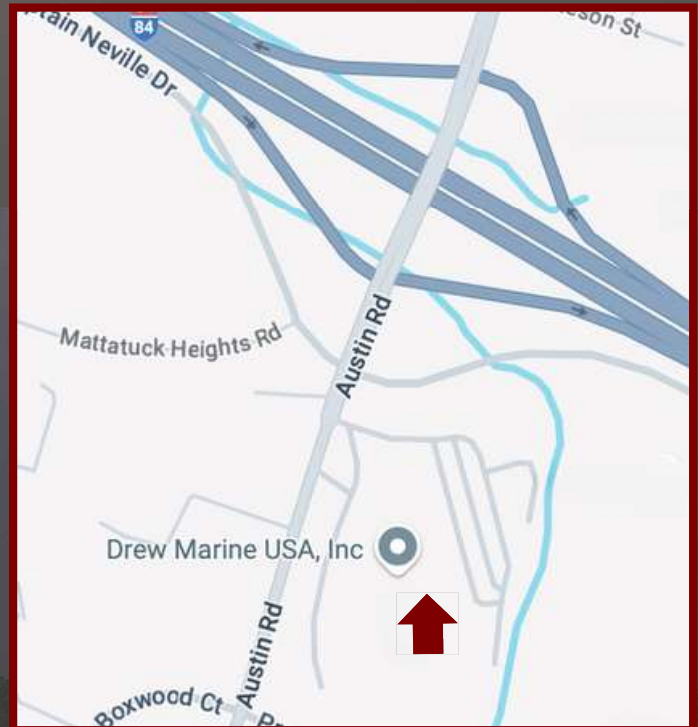
- OFFICE A/C: YES
- OFFICE HEAT: YES
- SHOP HEAT: YES
- SHOP A/C: YES
- SPRINKLERS: YES / WET

UTILITIES:

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

LAND:

- AREA: +/-20 AC
- PARKING: +/-570 SPACES



BUILDING FEATURES:

- CONSTRUCTION: MASONRY / CONCRETE
- ROOF: RUBBER MEMBRANE (2001)
- FLOORS: 2
- OFFICE SPACE: +/- 7,000 SF
- MFG SPACE: +/- 93,000 SF
- RESTROOMS: MULTIPLE
- COLUMN SPACING: 50' x 50'
- DOCKS: 6
- DRIVE-IN DOOR: 1
- BUILT / RENOVATED: 1971 /1980

For more information contact:

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

Property Owned and Managed by: Cornerstone Realty, Inc.

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.