

FOR SALE OR LEASE

195 Freight St., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 195 Freight Street, Waterbury, CT, a versatile mixed-use commercial property featuring a fully built-out entertainment venue and multiple large industrial / warehouse units with loading docks. The property is ideally suited for operators seeking a central Connecticut location with immediate access to I-84 and RT-8.

PROPERTY FEATURES

- 6,167 SF +/- Industrial
 - 1 Loading Dock (10' x 12')
 - 17' Clear Height
- 12,104 SF +/- Industrial
 - 1 Loading Dock (10' x 12') & Ability to Build More Docks
 - 21' Clear Height
- 16,000 SF +/- Entertainment Venue
 - Move-in Ready, Fully Built-out

LEASE RATE

- Industrial:
 - \$6.00 PSF + \$1.75 PSF NNN + Utilities
- Entertainment Venue:
 - \$8.50 PSF + \$1.75 PSF NNN + Utilities

SALES PRICE

- \$1,750,000.00 (\$53.01 PSF)

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

Total SF	33,010 SF +/-
Total Available SF	6,167 SF +/- Industrial 12,104 SF +/- Industrial 16,000 SF +/- Venue
Exterior Construction	Brick / Steel / Flat Roof
Interior Construction	Concrete
Year Built	1948
Ceiling Height	17' - 21'
Parking	Large Parking Lot
Zoning	CBD - Central Business District

PROPERTY

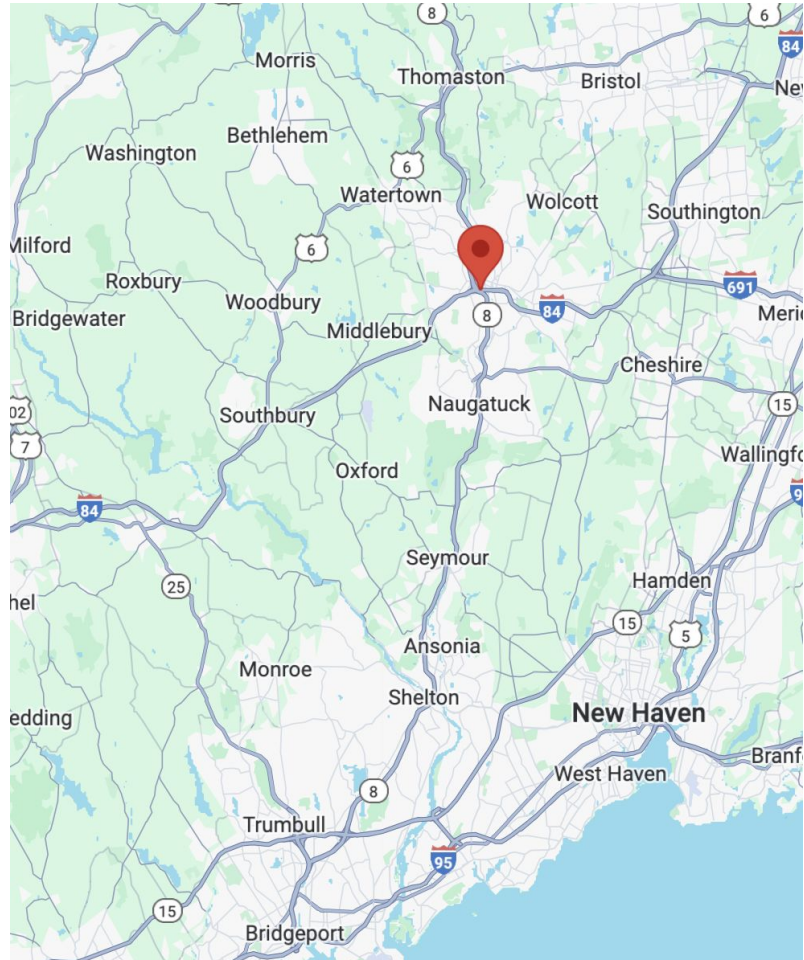
Lot Size	1.82 Acres
Distance to I-84 & RT-8	0.25 Miles & 0.25 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	No
Electric	Eversource
Sewer	City
Water	City

TAXES

TAXES	\$28,119.00 (\$0.85 PSF)
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Middlebury, CT 06762

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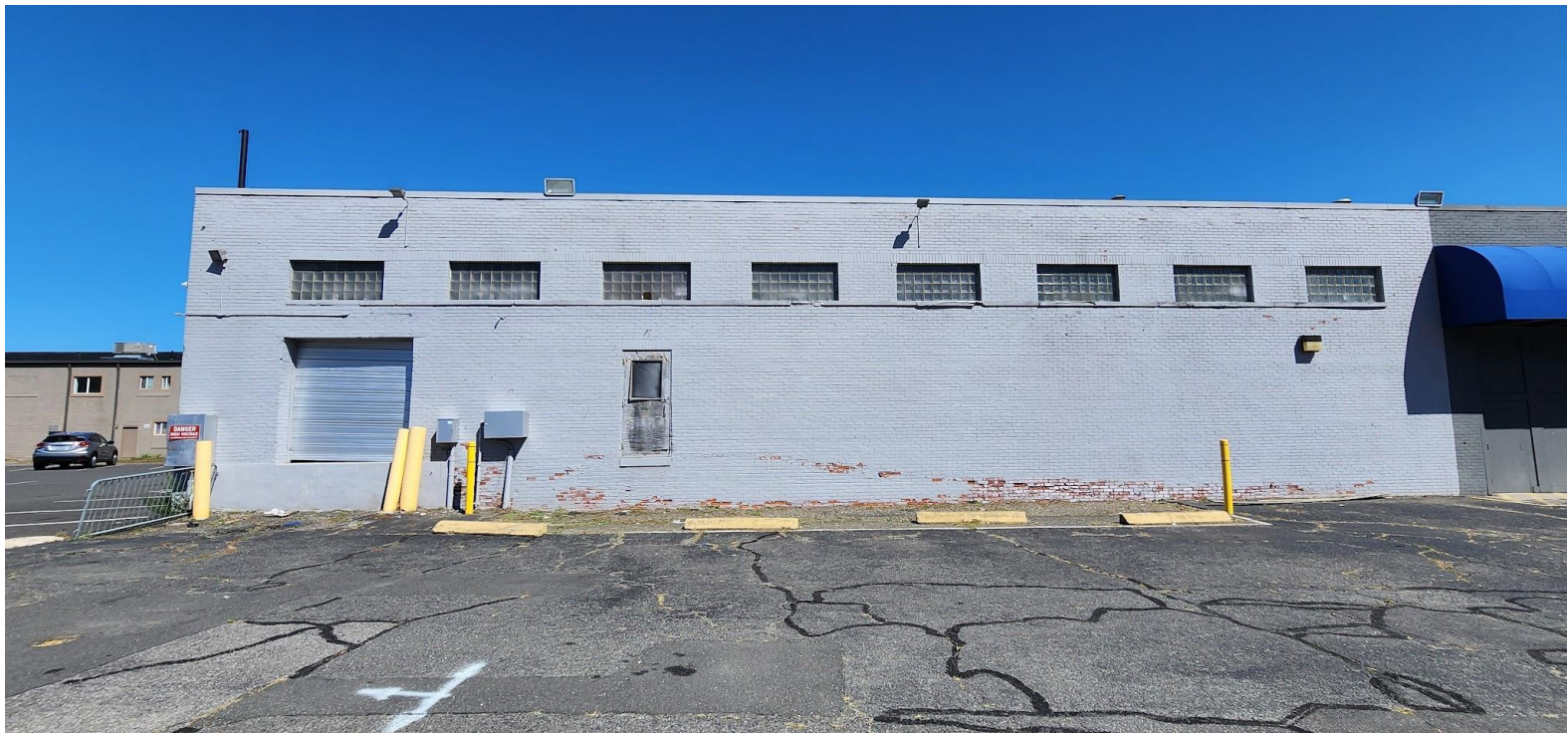
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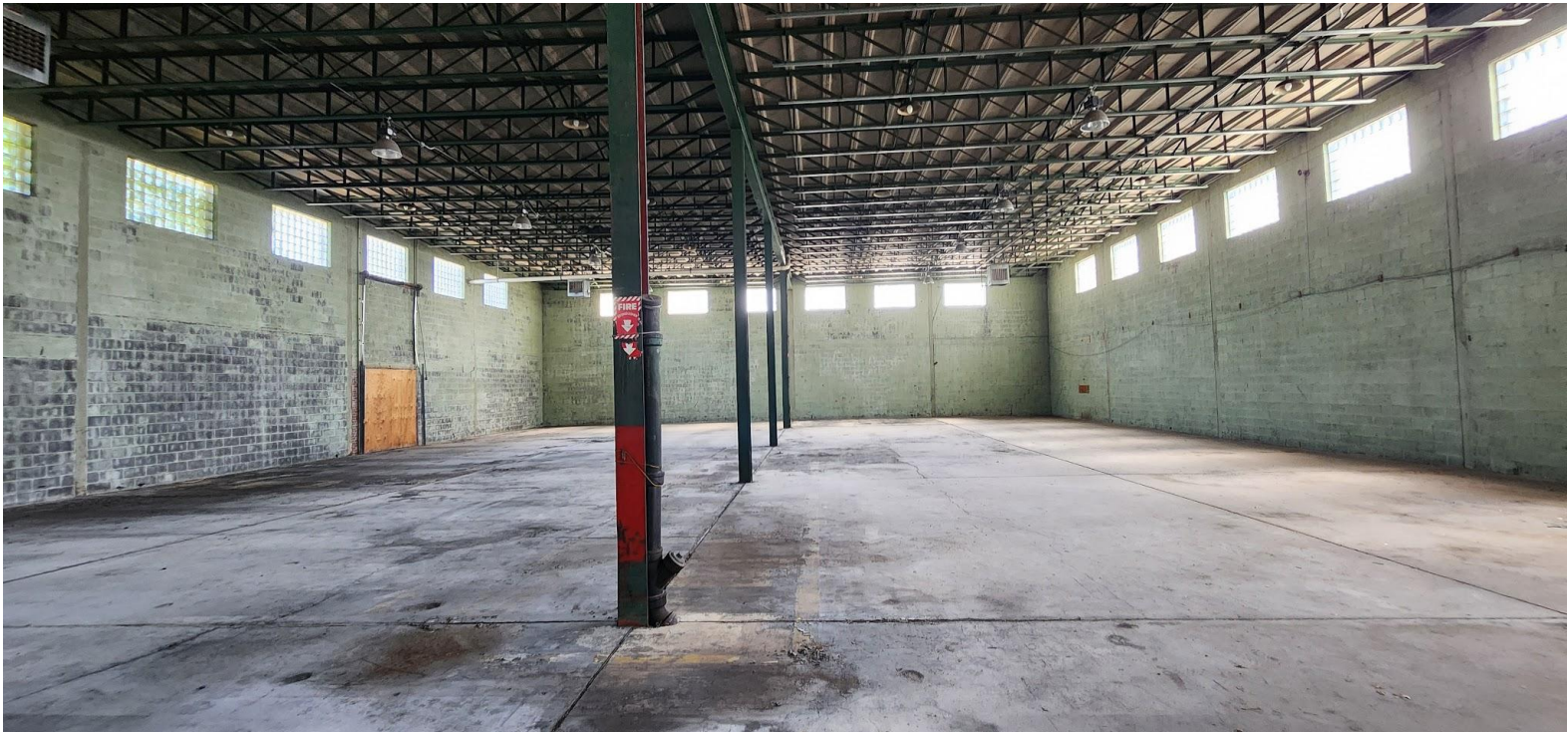
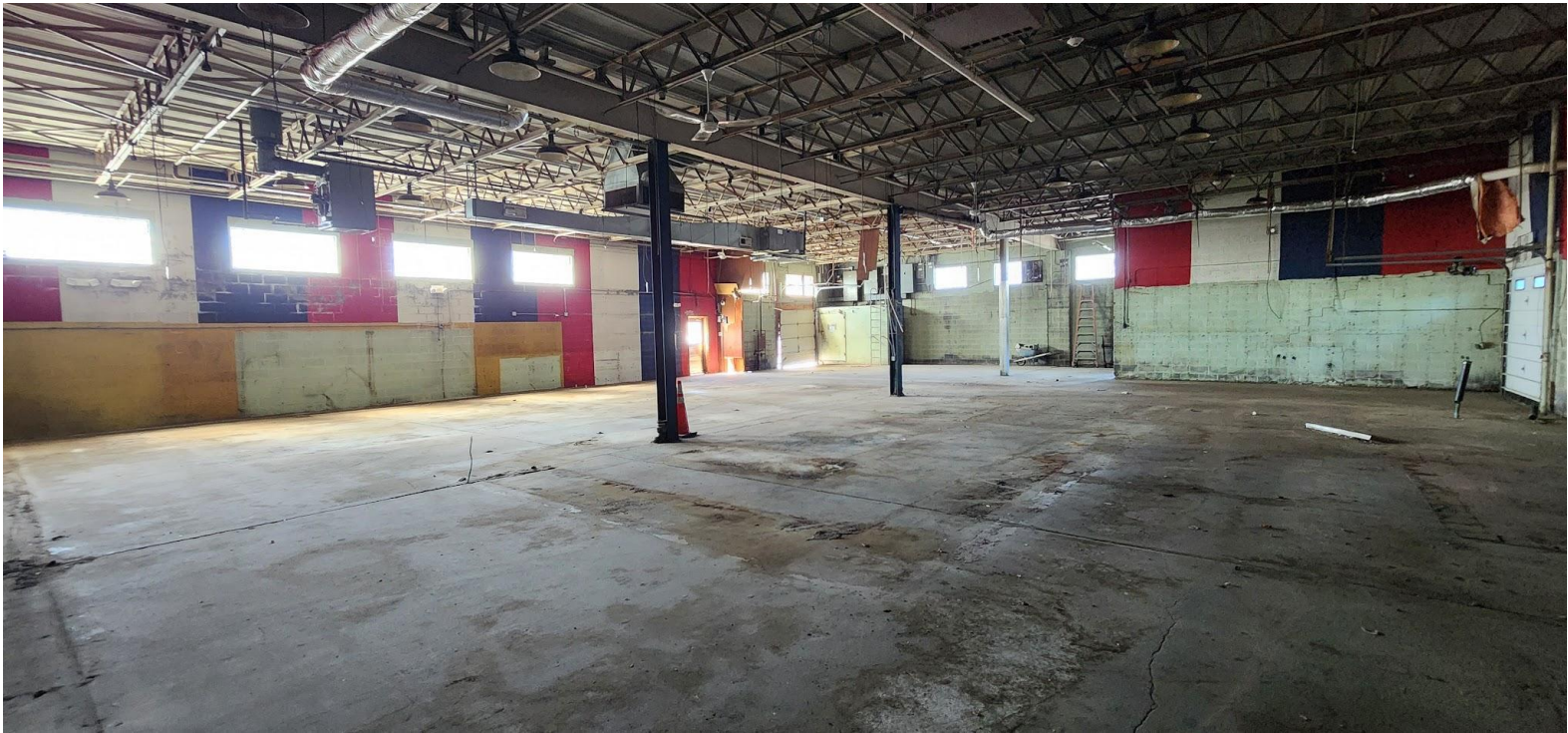


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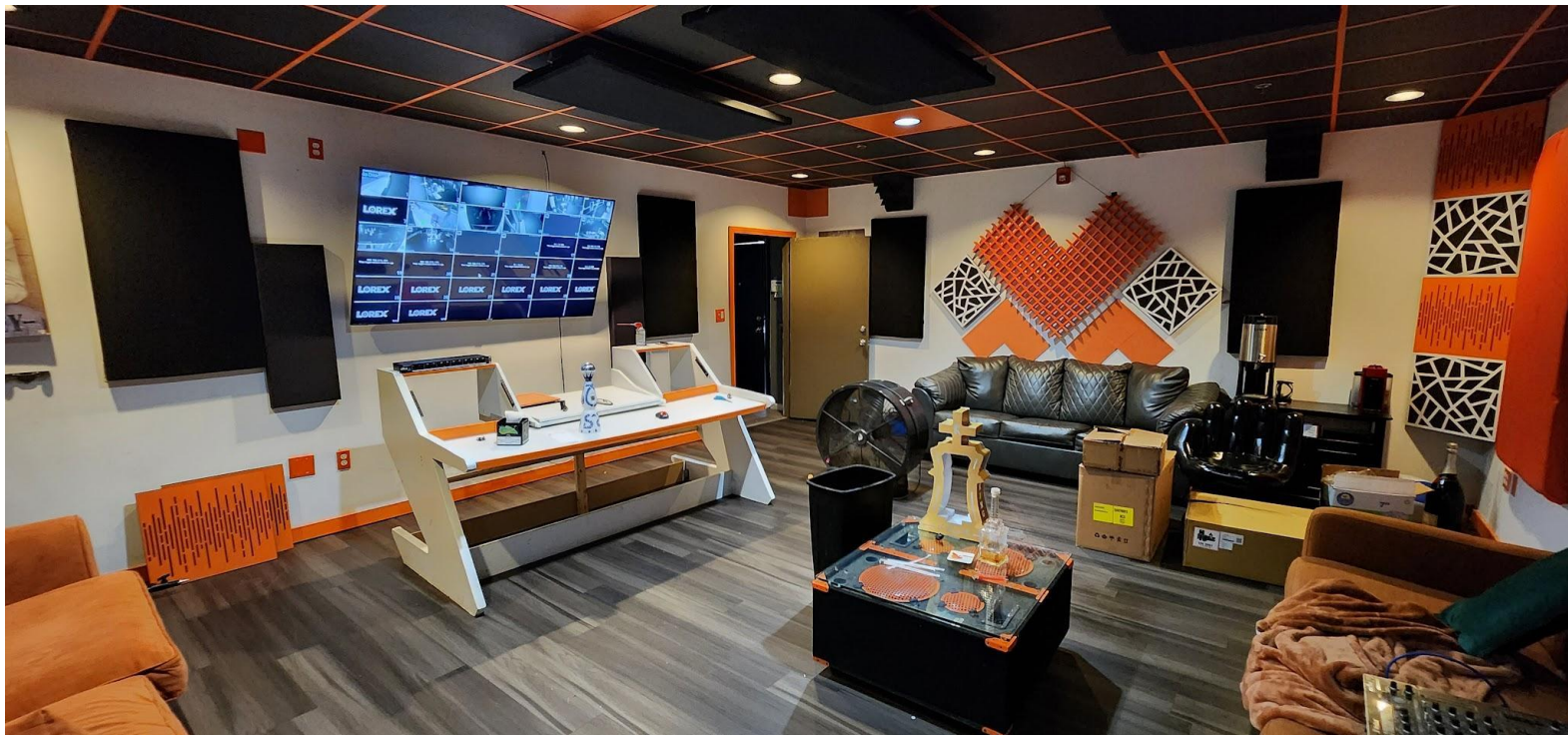


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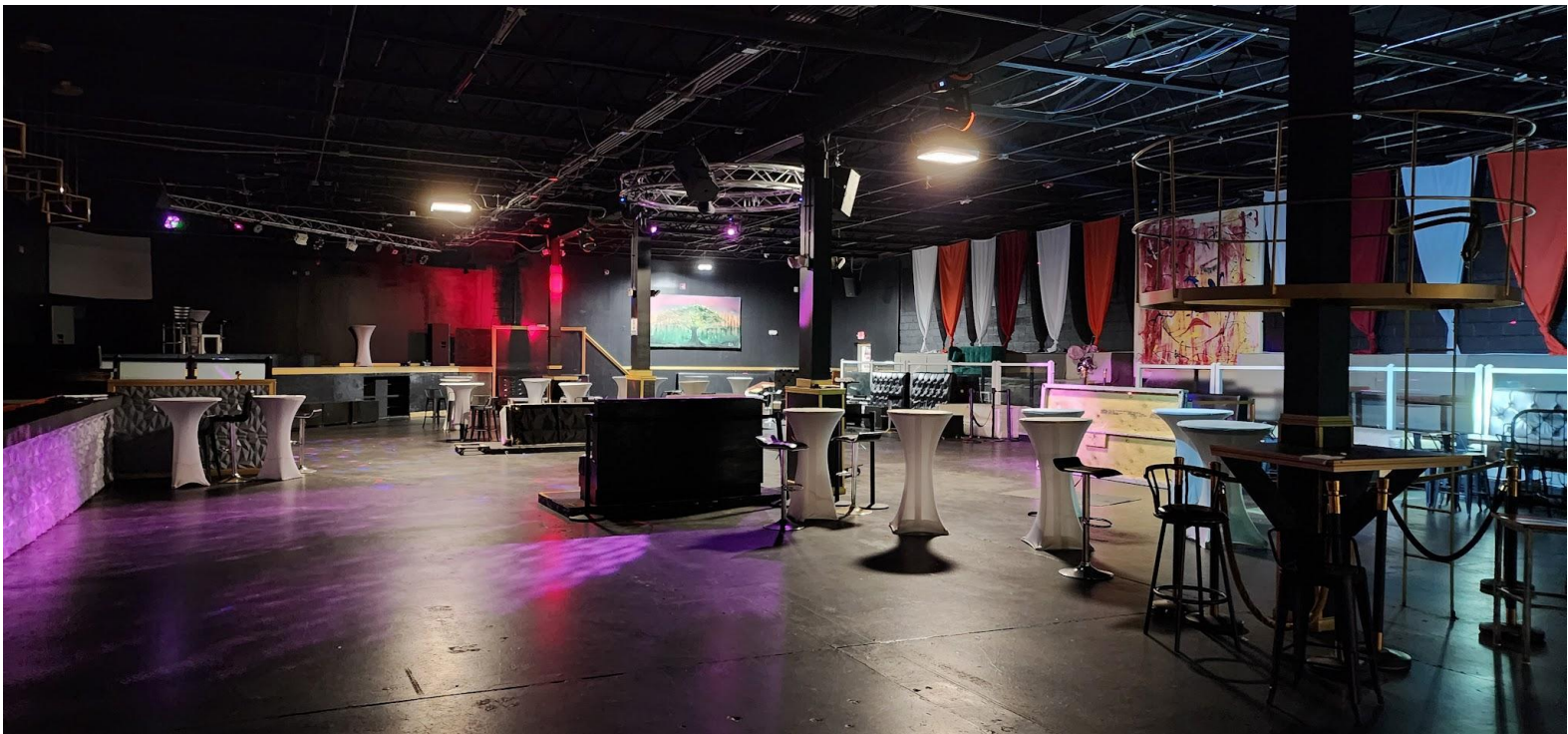
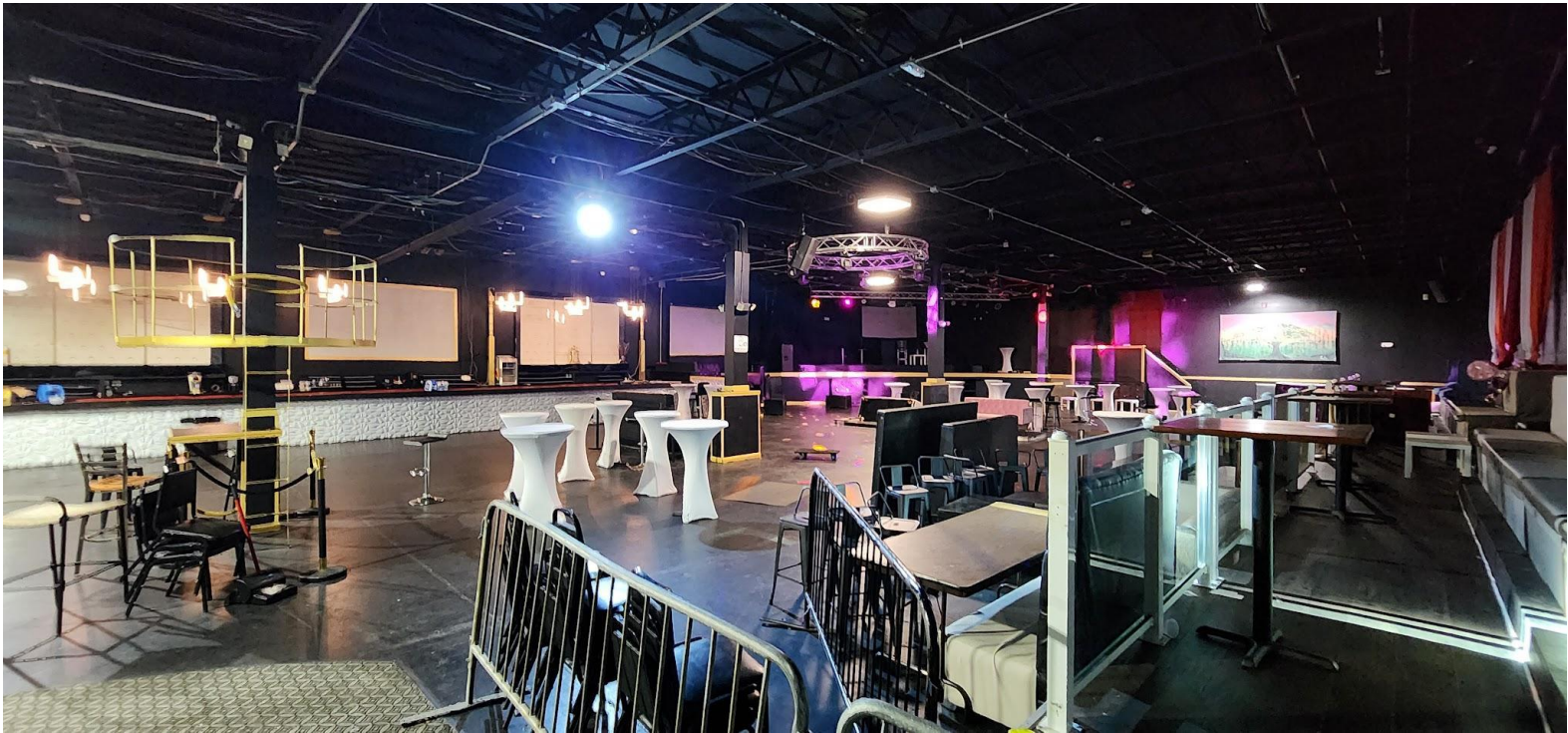
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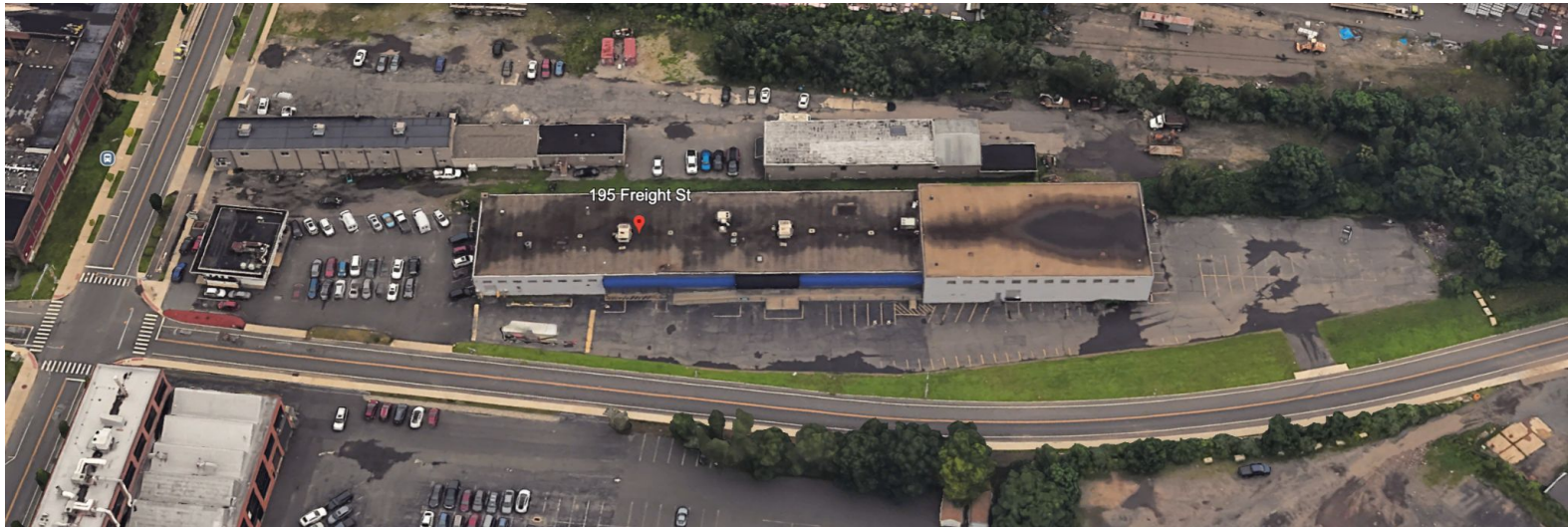
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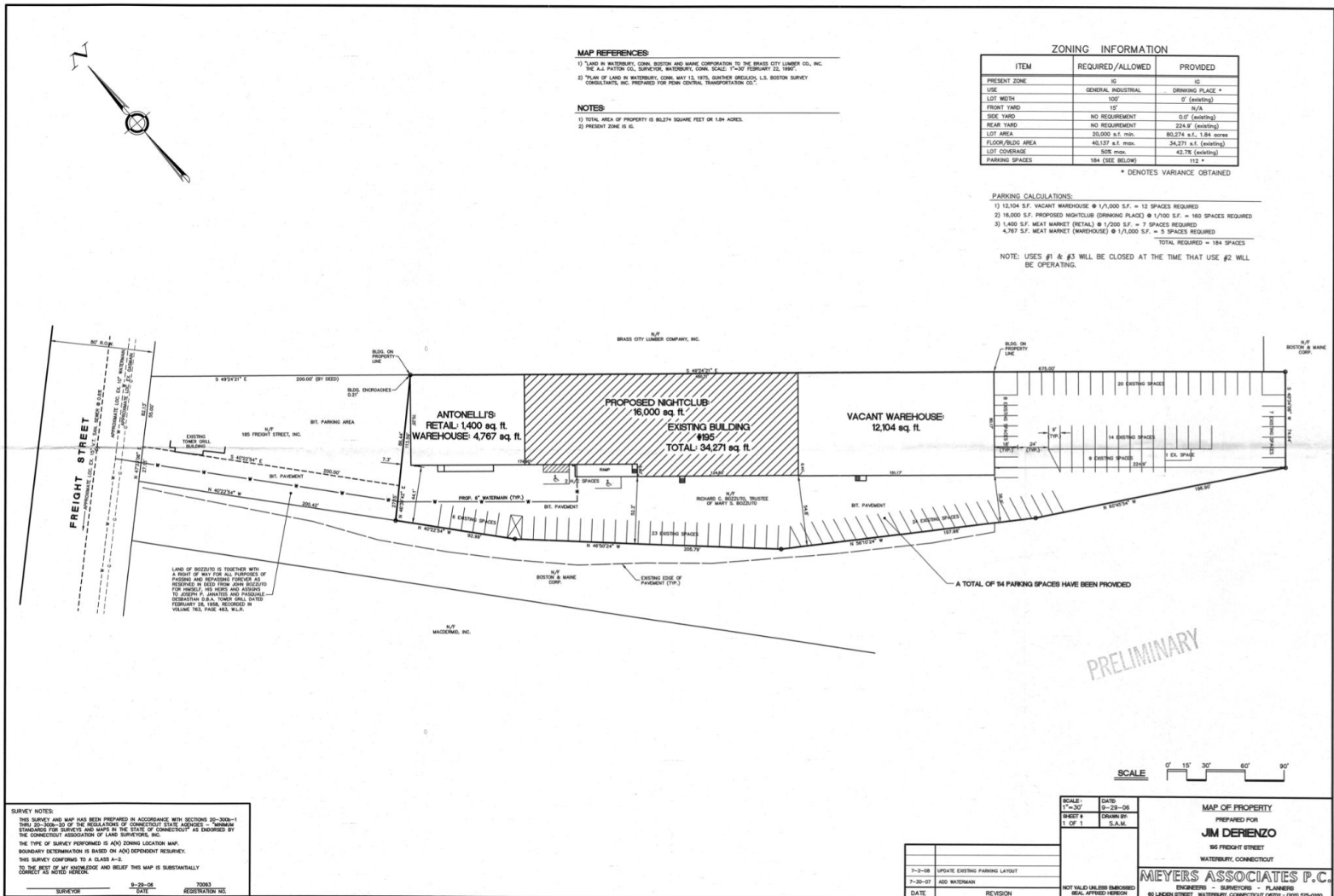
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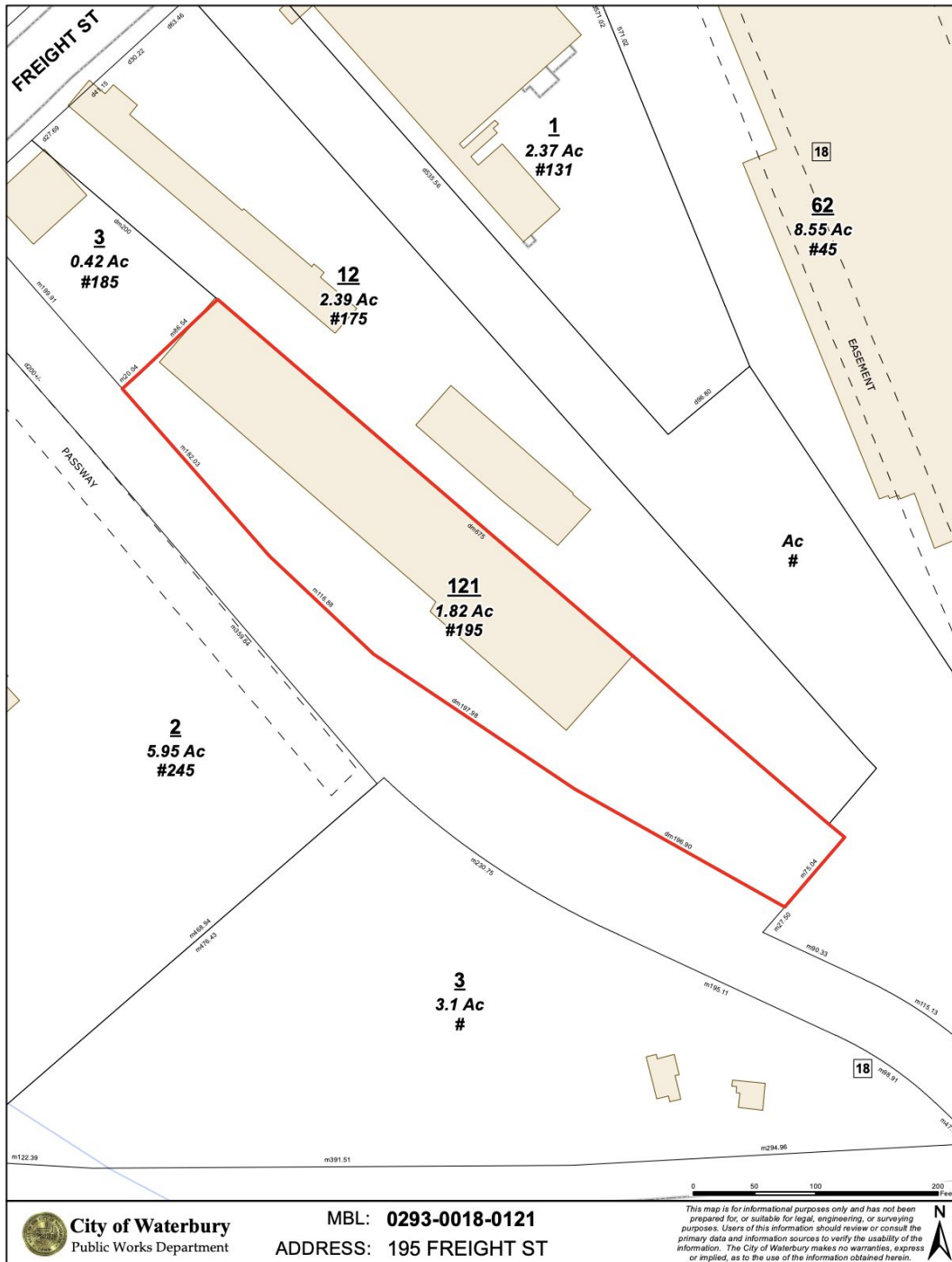
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