



FOR SALE or LEASE

266 Brookside Road, Waterbury, CT

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Property Information

Property Information	
Purchase Price	\$2,900,000
Lease Rate	\$6.95/sf NNN
Year Built	1963
Year Renovated	2002
Acre(s)	±5.13
Zoning	IP
Heating Type	Forced Air
Fuel Type	Gas
RE Taxes (2025)	\$33,372.00

Building Information	
Office (sf)	±7,976
Warehouse (sf)	±19,798
High Bay Garage (sf)	±9,856
Building Size (sf)	±37,630
Drive In Doors	2
Loading Docks	1
Ceiling Height	±12' - ±14'
Power	2000 A / 408 V / 3 Phase

Atherton Real Estate Advisors exclusively presents available for Sale and Lease 266 Brookside. 266 Brookside Road is a 37,630± SF Industrial building, offering 7,976± SF of Office space and secure parking for 80± vehicles. A 19,798± SF Warehouse features spacious column spacing and loading dock. The high bay Garage is 9,856± SF and accessed by two drive-in doors (one 12' H x 14' W and one 12' H x 12' W), providing secure storage for operational vehicles. The wide column spacing in the Garage lends this space to a variety of uses. This property presents an attractive solar opportunity, with eligibility to receive federal tax credits and accelerated depreciation, creating meaningful tax savings while reducing long term operating costs.

Floor Plan



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Aerial



Additional Photos



Additional Photos



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