



82 Boston Post Road Waterford, CT 06385

**Flex/industrial for lease
Prime location in Waterford, CT**

82 Boston Post Road, Route 1 in Waterford is a $\pm 20,000$ sf commercial, retail and service property on ± 6.99 acres. With over 100 parking spaces on site, and at a corner traffic light, this well traveled location offers a prime location for your commercial needs.

Features

- $\pm 20,000$ sf flex building
- $\pm 2,000$ sf space available immediately
- $\pm 4,000$ sf space available 11/1/2025
- ± 1.8 acre site with outside storage
- Abundant parking
- Immediate highway access

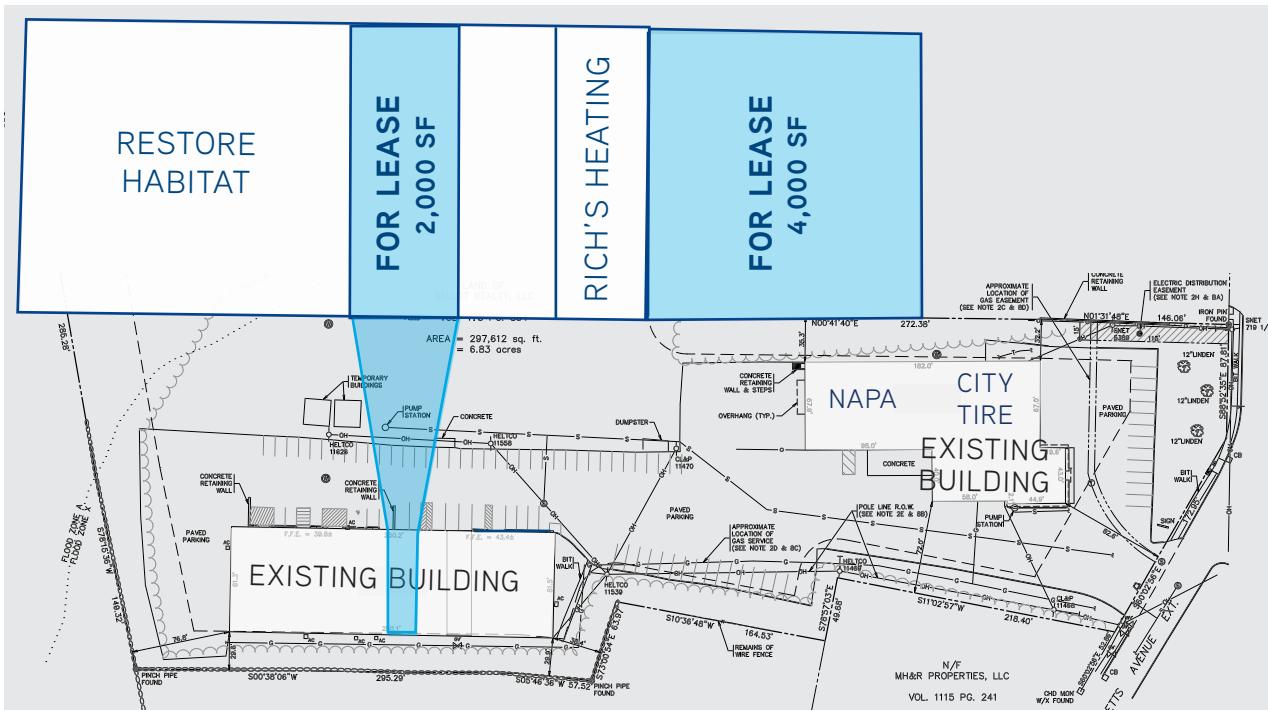
**LEASE RATE: \$1,700/month for the 2,000 SF space
\$3,200/month for 4,000 SF space**

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