

FOR SALE or LEASE

52,574 SF / 7.04 Acres



Versatile Industrial Facility

238 WOLCOTT ROAD

Wolcott, Connecticut



BUILDING SPECIFICATIONS

Building Size:	52,574 square feet		
Office +/-:	3,200 sf	Industrial +/-:	49,300 sf
Land:	7.04 acres	Zoning:	IND (Industrial)
Year Built:	1980 , 1988 & 1994 Additions	Ceiling Height:	10'6" - 7,000 sf (incl office) 17'6" - 18,500 sf 20'6" - 27,000 sf
Loading:	1 Drive-in Door (10' x 18') 7 Dock Doors with Levelers	Parking:	50 Paved Spaces +/- 1 acre for trailer parking / outside storage
Cranes:	Two Five -Ton		
Construction:	Walls:	Precast Concrete	
	Columns:	Clear Span (High Bay) / 20' x 30' (Low Bay)	
	Roof:	Rubber Membrane / Built Up	
	Floor:	6" Reinforced Concrete	
Utilities:	Electricity:	Eversource	
	Natural Gas:	Yankee Gas	
	Water/Sewer:	Well (Municipal Water In Street) / Public Sewer	
Mechanicals:	Heat:	Natural Gas Fired Hot Air	
	AC:	Office Area	
	Electrical:	4,000 amps / 277 / 480 volts / 3 Phase, Extensive Bus Bar Distribution	
	Lighting:	Fluorescent	
Taxes:	\$46,428 annually / \$ 0.88 psf (2023)		
Asking Price:	For Sale:	\$3,900,000	For Lease: \$7.00 NNN

NORTH SIDE DOCKS



FRONT OFFICE ENTRY



238 Wolcott Road
Wolcott, Connecticut



238 WOLCOTT ROAD WOLCOTT, CONNECTICUT



- Versatile industrial facility configured for production, wholesale and distribution uses
- Precast concrete structure, ceilings to 20' 6" clear, loading on three sides, heavy power with bus bar distribution and two cranes
- 3,600 sf canopy for covered storage or loading
- Suburban location near Waterbury's workforce
- Nearby restaurants, lodging, shopping in the Brass City retail corridor

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Wolcott, Connecticut



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