

FOR SALE OR LEASE

150 Mattatuck Heights Rd., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a 7,280 SF flex office unit at 150 Mattatuck Heights Rd., Waterbury, CT available for sale or lease. This mixed use property is located in Captain Neville Industrial Park, easily accessible to I-84 E & W. This unit is suitable for a variety of office and flex users. Drive-in doors can be installed! Sale is subject to Ownership performing condo documentation.

PROPERTY FEATURES

- 7,280 SF +/- Office/ Flex Industrial Space
- 8 Private Offices Total
- 3 Glass Private Offices
- 1 Open Room with a Small Office and a Bathroom Attached
- Full Kitchen
- 2 Large Bathrooms
- Walk-in Vault- Former Michael's Jewelers Headquarters
- Open Space & Bullpen Office Space
- 24 Designated Parking Spaces
- Drive-in Doors Can Be Installed
- Office / Flex / Industrial with 11'8" Clear Ceiling Height

LEASE RATE

- \$7.95 PSF Gross + Utilities
- \$4,823.00 Per Month + Utilities

SALES PRICE

- \$618,800.00 (\$85 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	48,248 SF +/-
Total Available SF	7,280 SF +/-
Exterior Construction	Brick. Flat Tar & Gravel Roof.
Interior Construction	Drywall. Carpet.
Year Built	1988
Ceiling Height	10' - 19.5'
Parking	Large Parking Lot - 24 Designated Spaces
Zoning	IP - Industrial Park District

PROPERTY

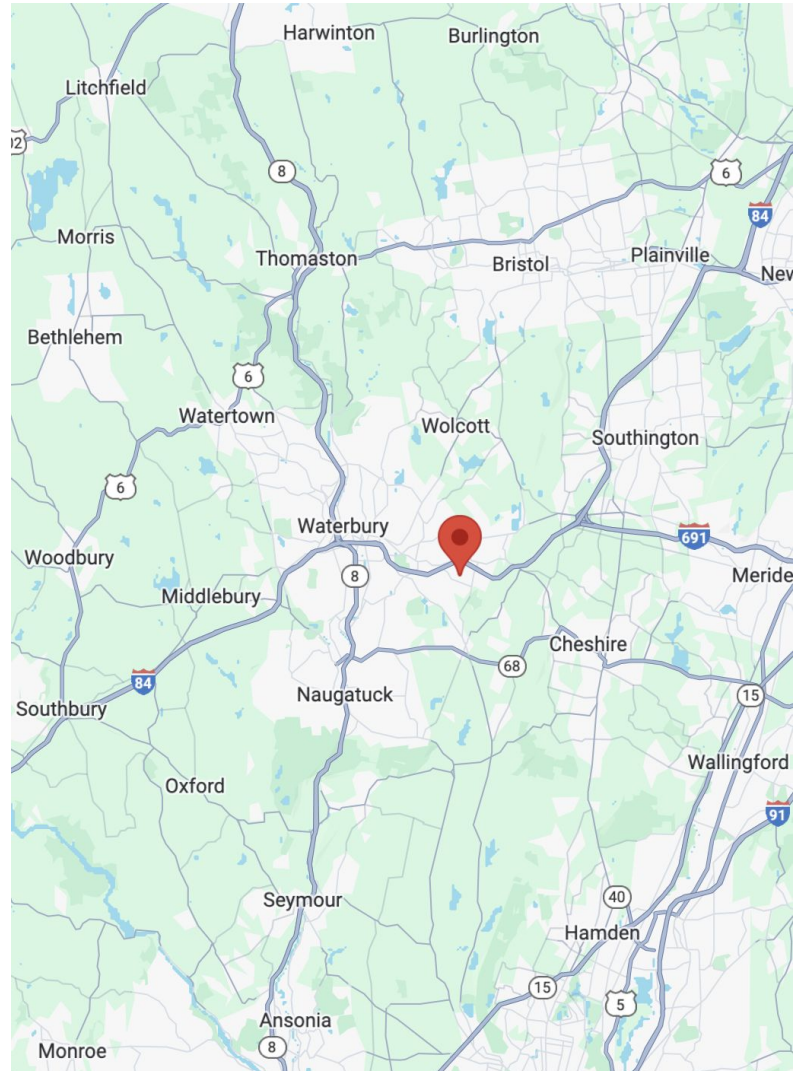
Lot Size	7.02 Acres
Distance to I-84 & RT-8	0.70 Miles & 5.3 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	Yes
Electric	Eversource
Sewer	City
Water	City

TAXES

TAXES PSF	\$1.88 PSF
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[PHOTOS](#)

[VIDEO](#)

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Storage Room (~500 sq. ft.)

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Executive Office (Glass Enclosed ~200 sq. ft.)



Office (~150 sq. ft.)

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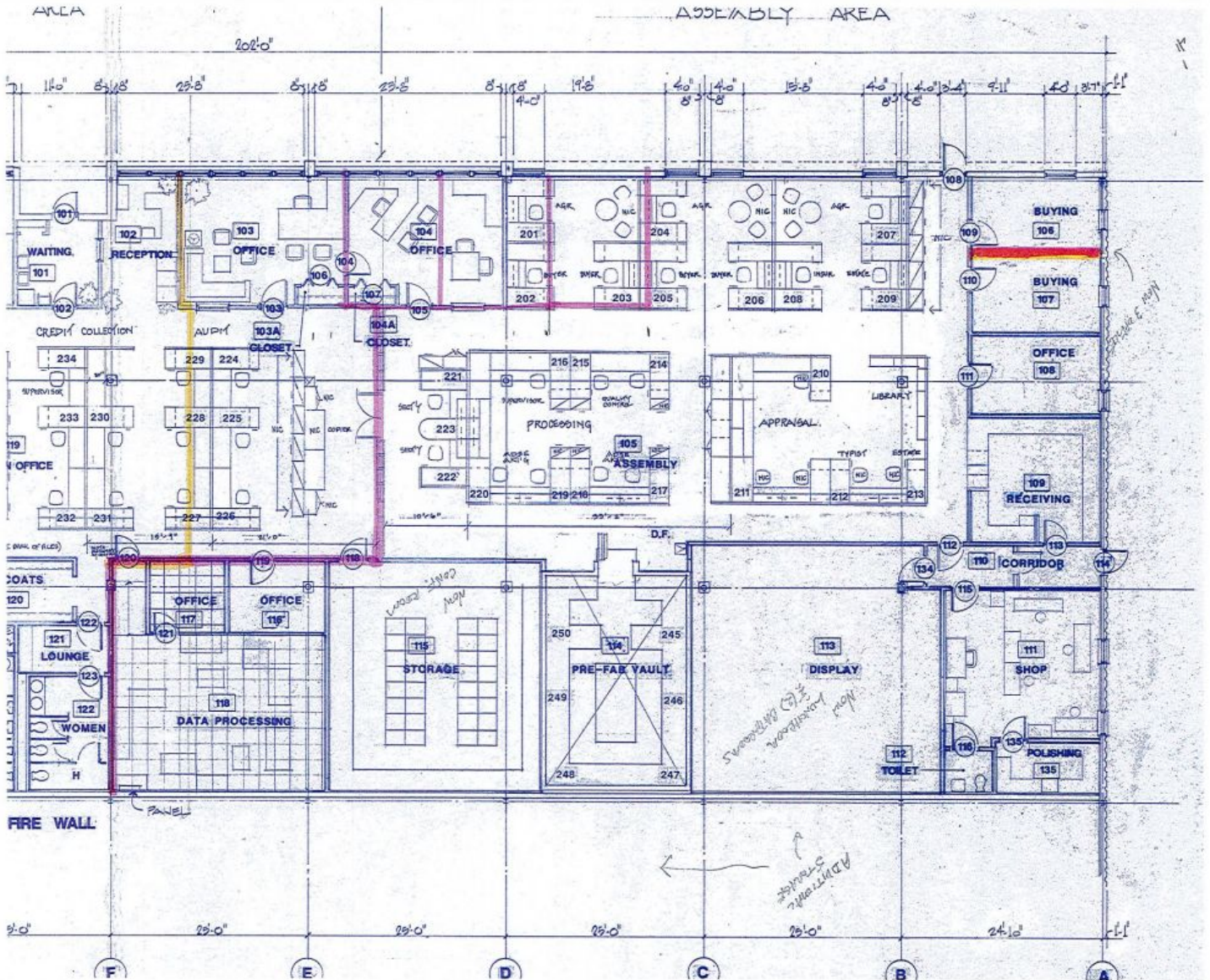
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