

FOR LEASE

150 Mattatuck Heights Rd., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a 32,000 SF flex industrial unit at 150 Mattatuck Heights Rd., Waterbury, CT available for lease. This mixed use property is located in Captain Neville Industrial Park, easily accessible to I-84 E & W. The property has ample outdoor storage space, and is suitable for a variety of warehousing, distribution, and manufacturing users.

PROPERTY FEATURES

- 32,000 SF +/- Total
 - 27,000 SF +/- Warehouse
 - 5,000 SF +/- Office
- Subdividable to 9,544 SF +/- with drive in door and 5,000 SF +/- office space for a total of 14,544 SF +/-
- Or subdividable to 17,456 SF +/- with 2 doors and 5,000 SF +/- office space for a total of 22,456 SF +/-
- Two Loading Docks: (10' x 10') & (8' x 8')
- One Drive-in Door: (14' x 12')
- 19.5' - 20.5' Clear Ceiling Height
- 1,200 AMP, 480 Volt Power
- Expansive Parking Lot & Exterior Storage Space

LEASE RATE

- \$6.25 PSF + \$2.50 PSF NNN + Utilities
- \$22,604.17 Per Month + Utilities

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

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BUILDING

Total SF	48,248 SF +/-
Total Available SF	32,000 SF +/-
Exterior Construction	Brick. Flat Tar & Gravel Roof.
Interior Construction	Drywall. Carpet.
Year Built	1988
Ceiling Height	19.5' - 20.5'
Column Spacing	25' x 45'
Parking	Large Parking Lot 125 Spaces
Zoning	IP - Industrial Park District

PROPERTY

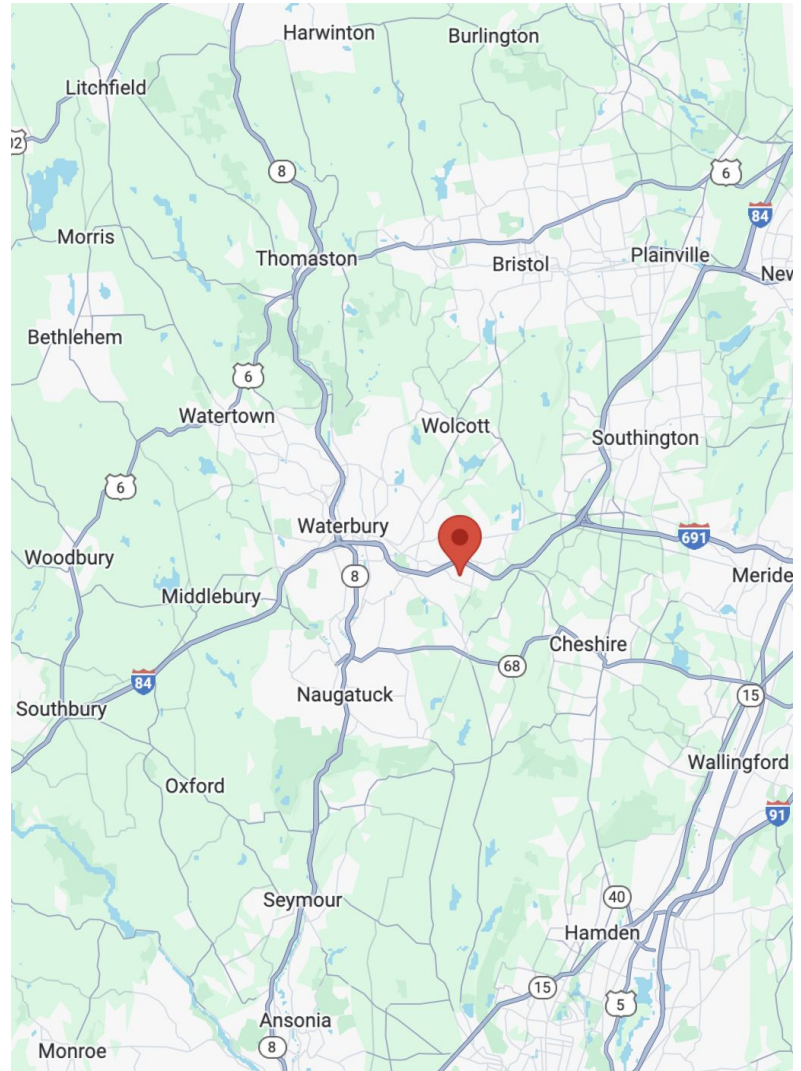
Lot Size	7.02 Acres
Distance to I-84 & RT-8	0.70 Miles & 5.3 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	Yes
Electric	Eversource
Power	1,200 AMP, 440 Volt
Sewer	City
Water	City

TAXES

TAXES PSF	\$1.88 PSF
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