

FOR LEASE

24 Meriden Road, Waterbury, CT 06705



Excellent location for Fast Food or Auto Service Center

3,600 SF+/-

Free-standing building on Rt 69 (Meriden Road)

Traffic Count of 22,900 cars per day!

Aggressively Priced

LEASE RATE: \$18.00 PSF plus Nets

GERRY D. MATTHEWS
Office: 203.753.5800
matthewscre@gmail.com
819 Straits Tpke, Suite 3B, Middlebury, CT 06762
matthewscommercial.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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MATTHEWS COMMERCIAL PROPERTIES

BUILDING INFO

Total Available SF	3,600 SF+/-
Number of Floors	1
Will subdivide	Yes
Available Overhead Doors	3
Ceiling Height	10'
Roof	Steel
Interior Construction	80' x 45'
Exterior Construction	Block & Steel
Year Built	1988

UTILITIES

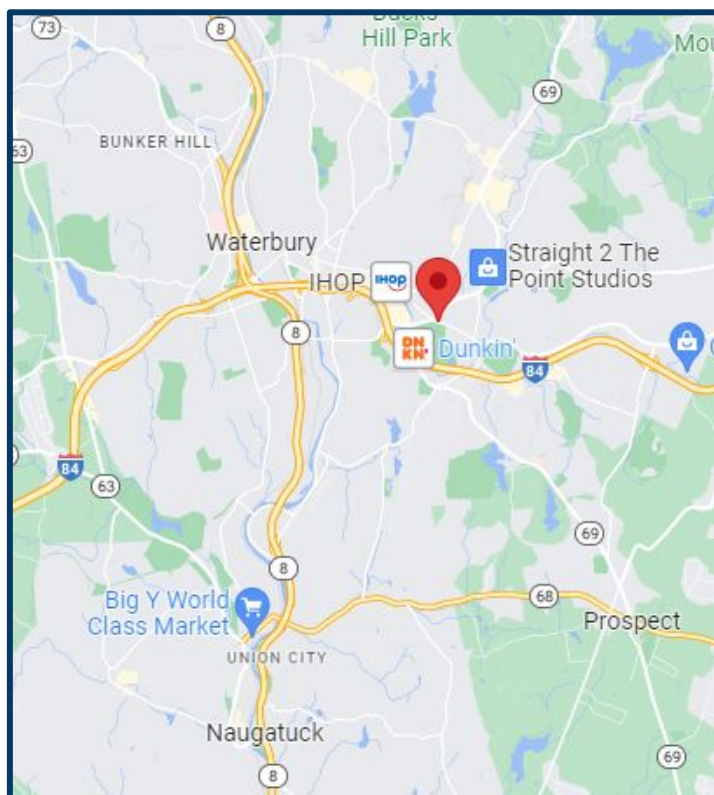
Electric	200 Amps / 3 Phase
Gas	Eversource
Sewer	City
Water	City

MECHANICAL GROUP

Air Conditioning	Partial
Type of Heat	Gas

OTHER

Total Acres	0.36
Zoning	CA - Commercial
Parking	Good
Interstate Distance	I-84 / 1/8 mile
State Route	Rt 8 / 1 mile
Lease Rate	\$18.00 PSF plus Nets



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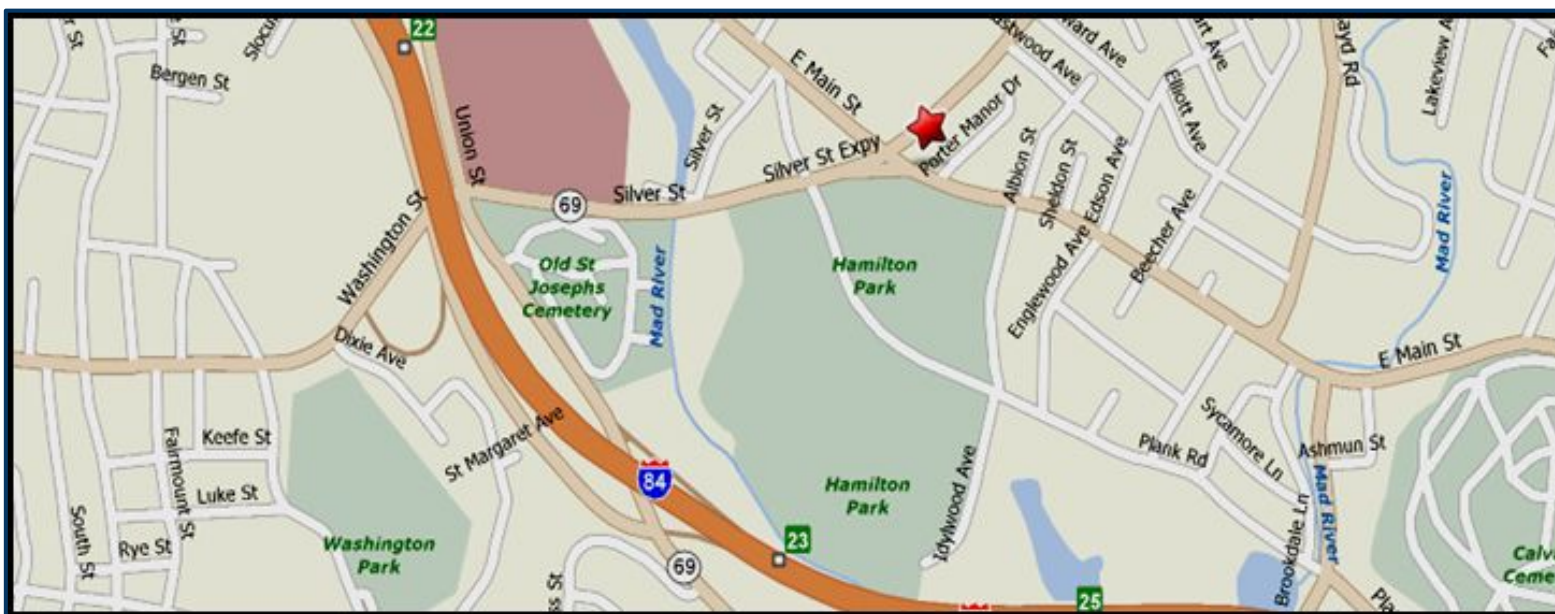
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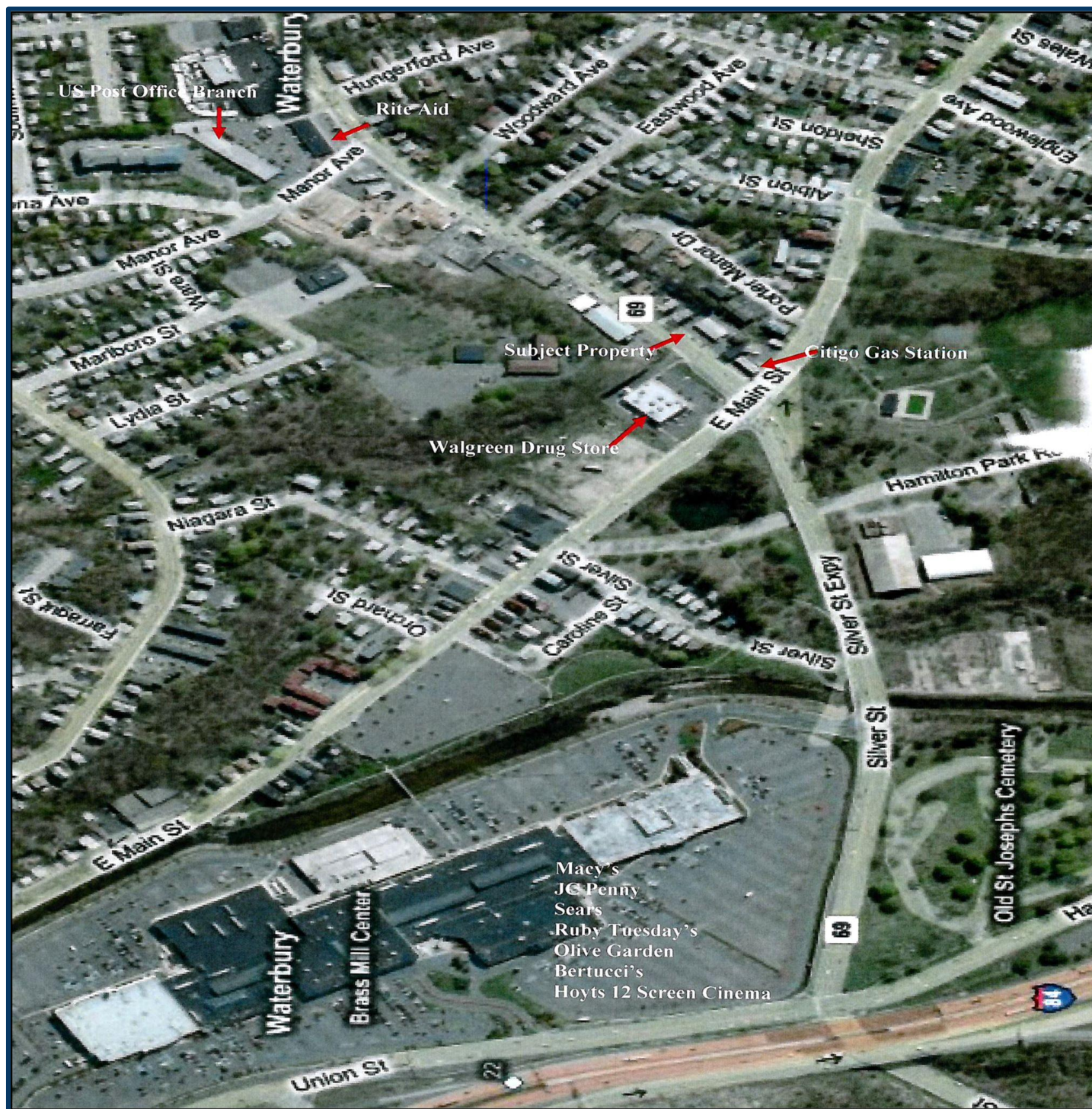
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