

FOR LEASE

141 Meriden Road, Waterbury, CT 06705

MATTHEWS COMMERCIAL PROPERTIES



SUBDIVIDABLE

- 7,500 SF+/- Available for Lease in a Neighborhood Shopping Center
- Possible to Subdivide / 5 Units at 1,500 SF+/- each - 1 with Drive-Thru
- Free-Standing Building
- Former Home of Rite Aid Pharmacy
- Professionally managed with local ownership
- Separate Utilities
- Traffic Count - 23,000 vehicles per day
- Over 1,200 vehicles enter the parking lot per day
- Located at the corner of Meriden Rd and Manor Ave with a Traffic Light
- Aggressively priced / 7,500 SF+/- at \$12.95 PSF Gross includes taxes
- 4 Units / 1,500 SF+/- each / \$17.95 PSF each / Can Be Combined
- 1 Unit / 1,500 SF+/- / \$19.95 PSF with Drive-Thru

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800

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819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

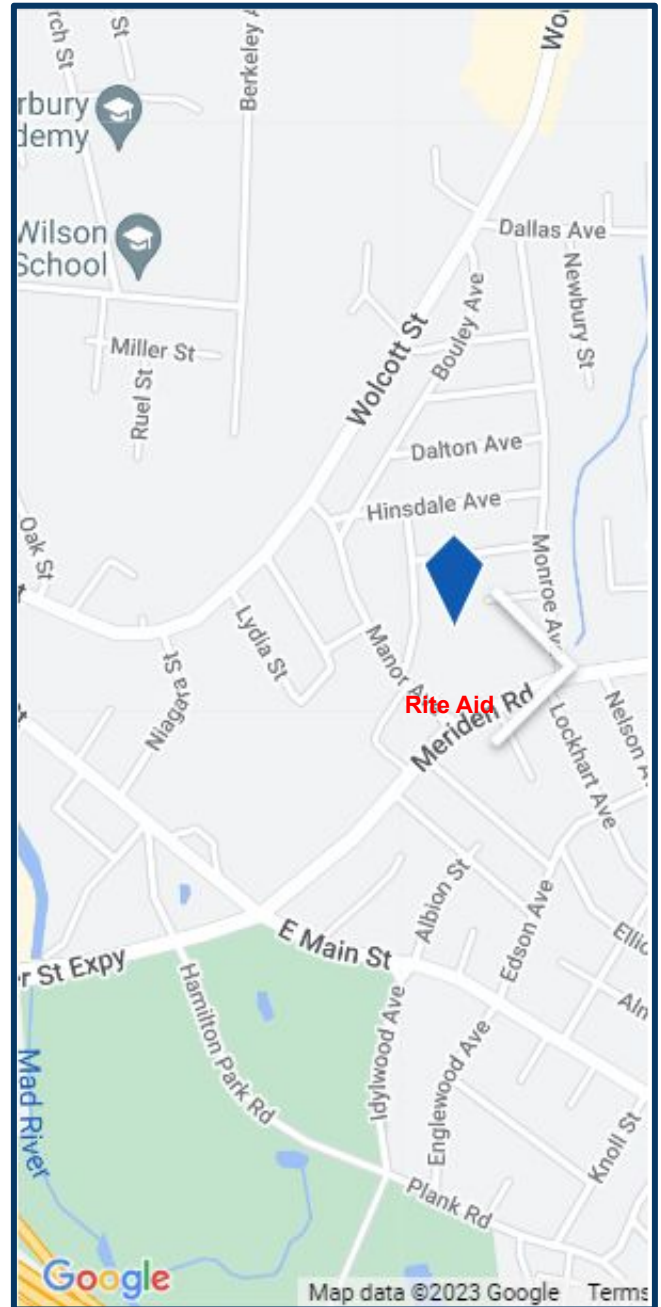
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BUILDING INFO

Total Available SF	7,500 SF+/-
Subdividable	5 Units @ 1,500 SF each Can Be Combined
Number of Floors	1
Ceiling Height	10'
Roof	Rubber
Interior Construction	Finished
Exterior Construction	Stucco
Air Conditioning	Yes
Electric	Eversource
Gas	Eversource
Sewer	City
Water	City
Type of Heat	Forced Air
Zoning	CA
Parking	On-Site - 5/1000
Lease Rate - 7,500 SF	\$12.95 PSF
Lease Rate - 4 Units / 1,500 SF	\$17.95 PSF
1 Unit / 1,500 SF	\$18.95 PSF with Drive-Thru



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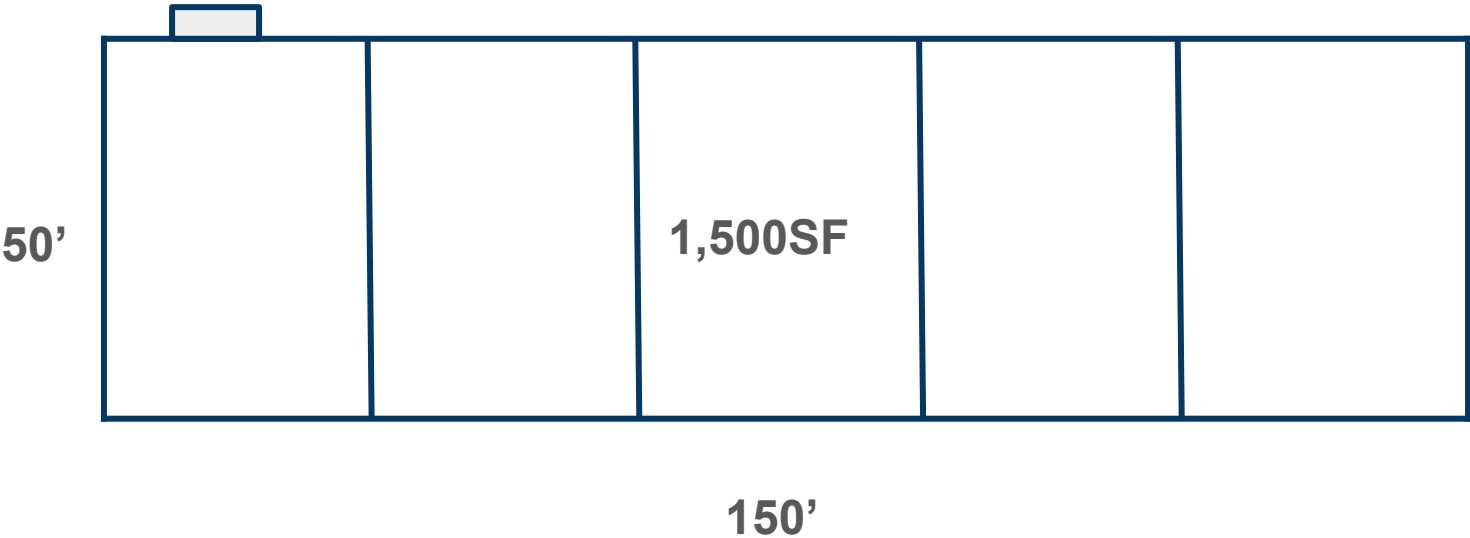
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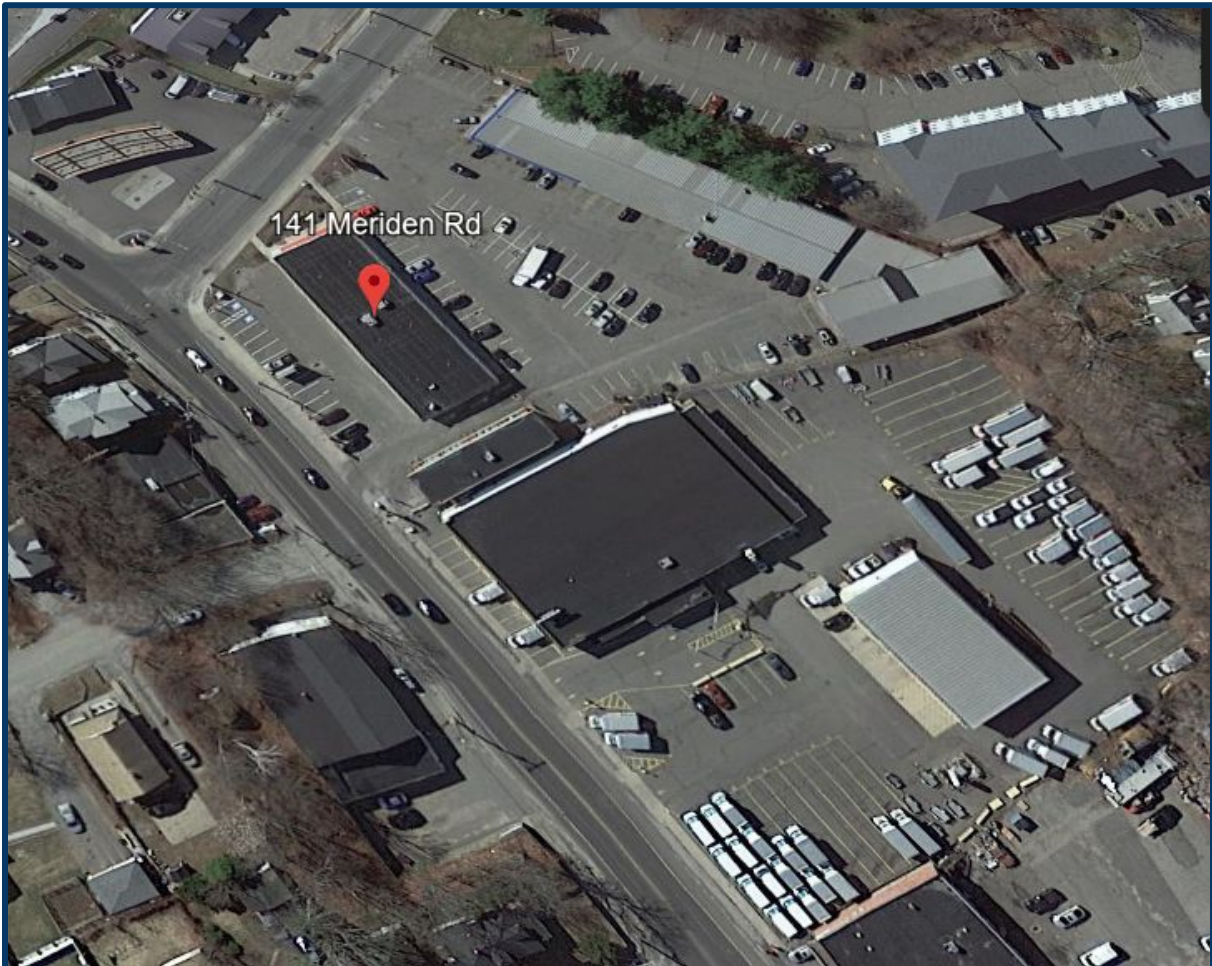
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