

FOR LEASE

85 Turnpike Drive, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



- 6,175 SF+/-
- 18' Ceilings
- 2 Loading Docks
- Great Fenced Parking
- New Gas Heat
- IP Zones
- 80' x 80' with just one column
- Competitively priced at \$9.95 PSF Gross plus utilities
- Excellent access to I-84 Exit 17 (2 miles)

EXCLUSIVELY LISTED BY:

GERRY D. MATTHEWS

Matthews Commercial Properties, LLC

203.753.5800 / matthewscre@gmail.com

matthewscommercial.com

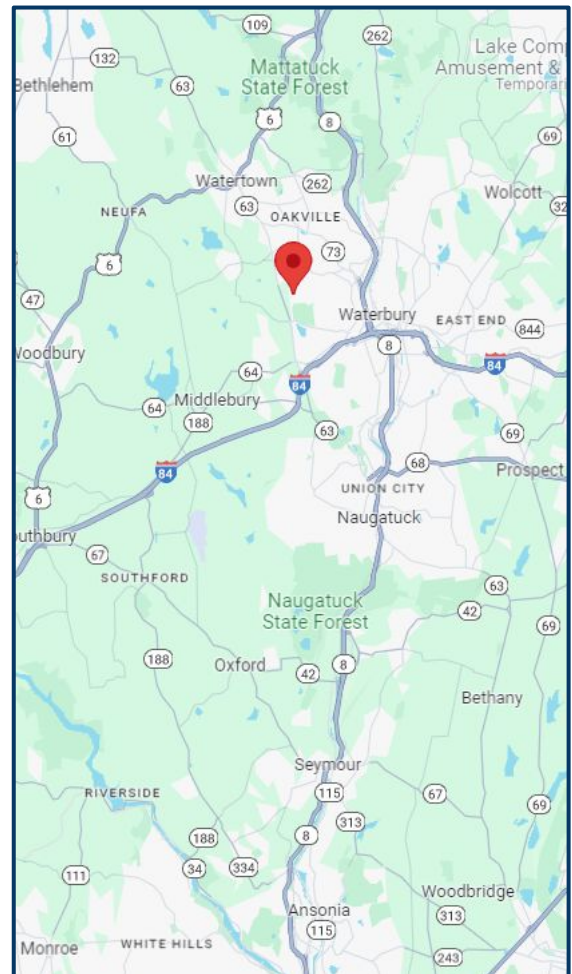
FOR LEASE

85 Turnpike Drive, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

BUILDING INFO	
Total S/F	6,175 SF+/-
Number of Floors	1
Available S/F	6,175 SF+/-
Office Space	300 SF+/-
Column Space	1
Total Avail Docks	2
Total Avail Drive-In	Possible
Exterior Construction	Concrete
Interior Construction	Concrete
Ceiling Height	18'
Roof	Rubber / 2018
Date Built	1979
UTILITIES	
Sewer	Yes / City
Water	Yes / City
Electrical	400 Amps
Phase	3 Phase
Type of Heat	Gas

OTHER	
Zoning	IP
Parking	Excellent / Fenced
TERMS	
Lease Rate	\$9.95 PSF Gross plus Utilities / Base plus increases on Taxes



CONTACT: GERRY MATTHEWS 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

85 Turnpike Drive, Waterbury, CT



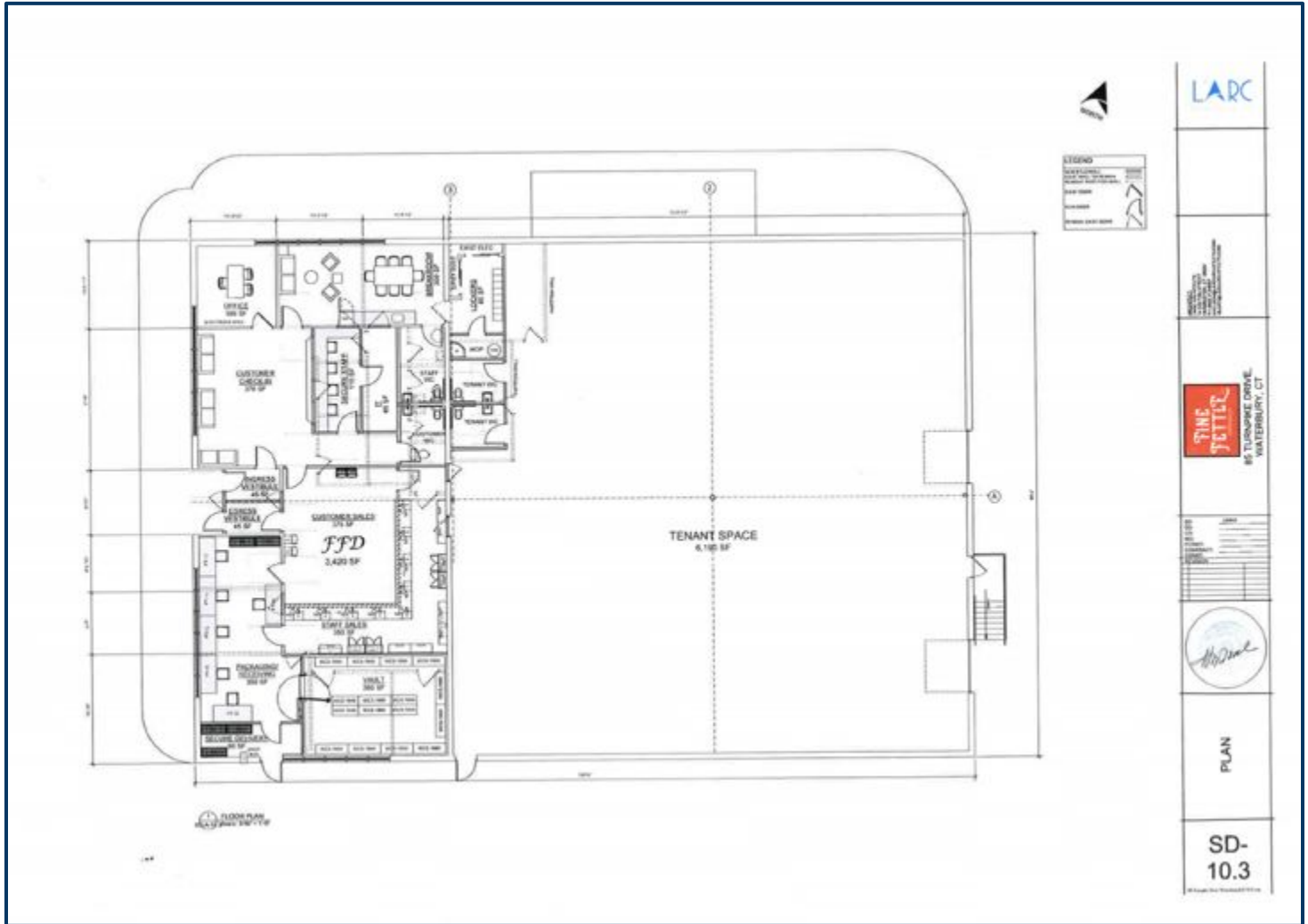
CONTACT: GERRY MATTHEWS 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

85 Turnpike Drive, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



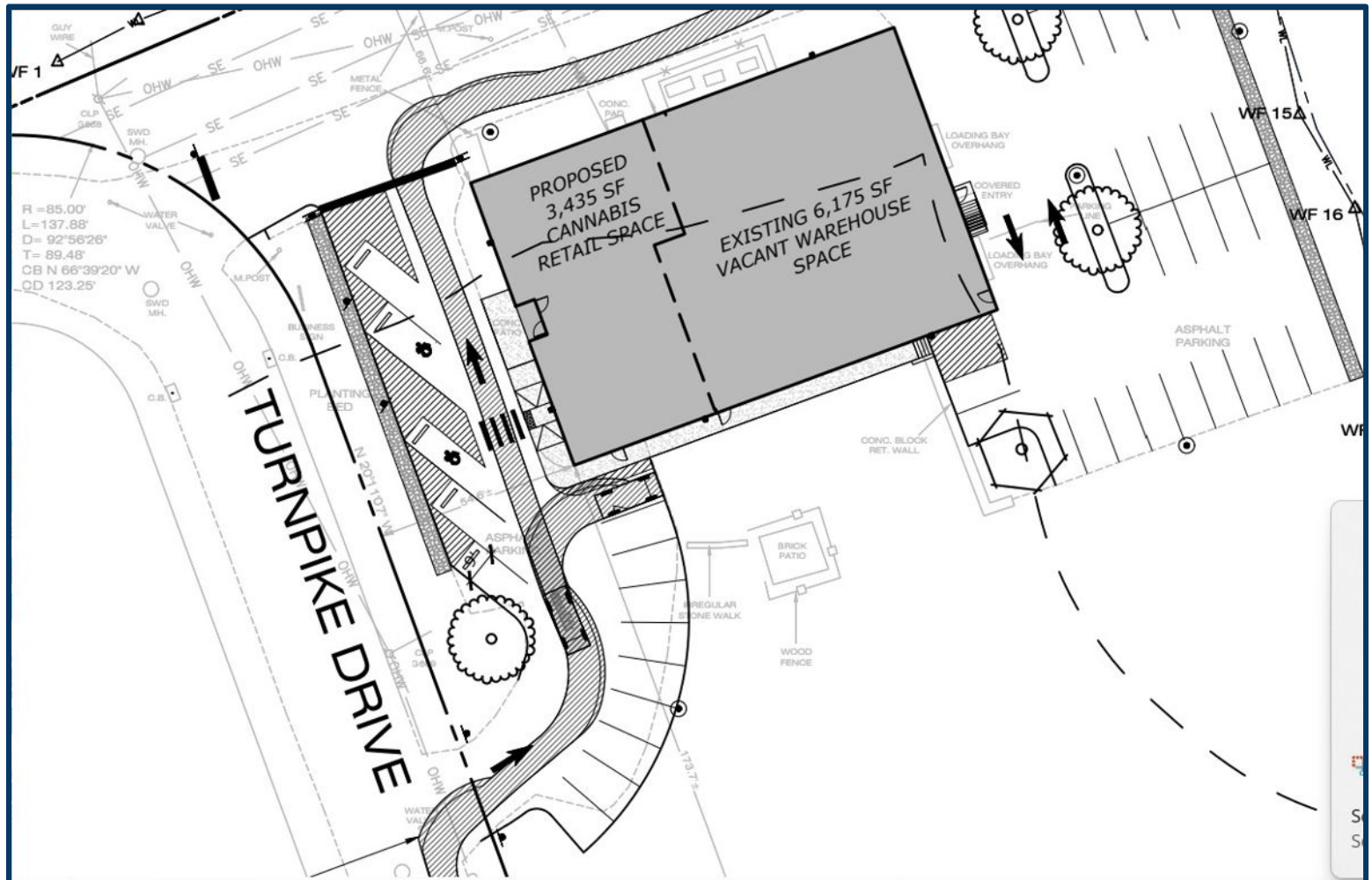
CONTACT: GERRY MATTHEWS 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

85 Turnpike Drive, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR LEASE

85 Turnpike Drive, Waterbury, CT



CONTACT: GERRY MATTHEWS 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com