## **FOR LEASE** 85 Turnpike Drive, Waterbury, CT





- 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 / <u>matthewscre@gmail.com</u> matthewscommercial.com

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## FOR LEASE

## 85 Turnpike Drive, Waterbury, CT





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
Lake Com Amusement & Temporar 6 6 Watertown 262 Wolcott 6 47 Watertown 262 Wolcott 6 47 Waterbury EAST END (844) 6 47 Waterbury EAST END (844) 8 Waterbury EAST END (844	

(188)

RIVERSIDE

Monroe

Oxford

(188) (34) (334)

WHITE HILLS

(42) (8)

Seymour (115)

Ansonia

8 313

Bethany

Woodbridge

(313)

(243)

69

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

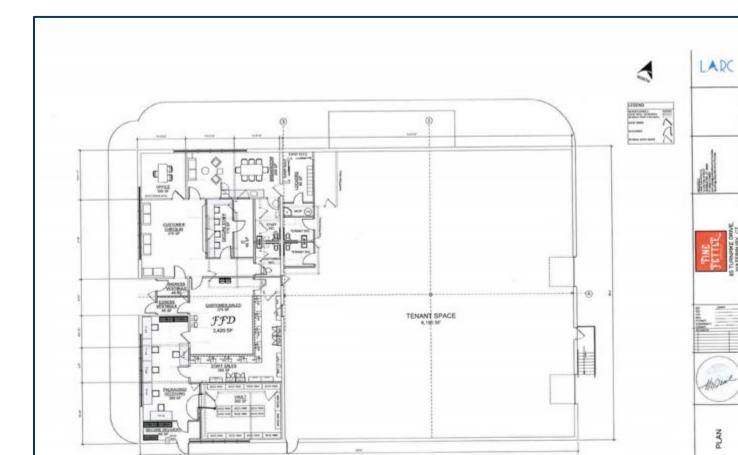


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CONTACT: GERRY MATTHEWS 203.753.5800

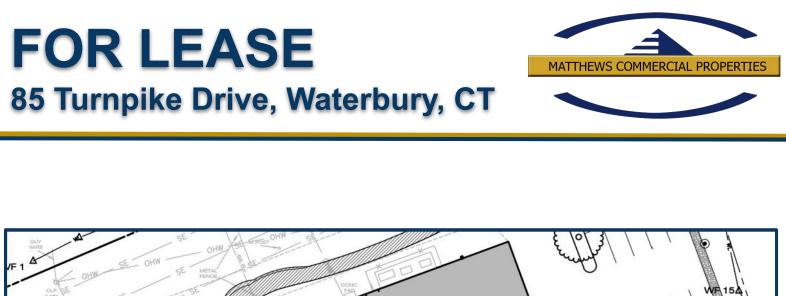


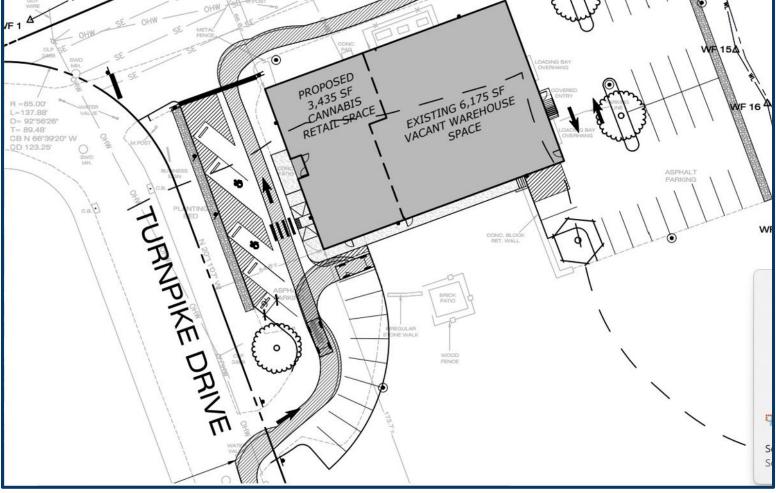
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**FOR LEASE** 

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