

FOR LEASE

**2391 South Main Street
Waterbury, CT 06706**



IL ZONED / COMPLETE REHAB IN 2018

- **Left Side = 2,400 SF+/- 9' Ceilings**
 - **Former Showroom - Clean Space**
 - **New Flooring**
 - **Asking \$10.00 PSF Gross including Current Taxes**
- **Left Rear = 2,100 SF+/- 12' Ceilings**
 - **Can Be Combined With Left Front**
 - **Wide Open Space**
 - **Asking \$7.95 PSF Gross including Current Taxes**
- **Right Side = 4,617 SF+/- 18' Ceilings**
 - **12' Overhead Door, New HVAC, New Lighting**
 - **600 SF+/- 2nd Floor Office**
 - **Asking \$7.95 PSF Gross including Current Taxes**

EXCELLENT ACCESS TO RT-8 AND I-84

MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike, Suite 3B. Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com

EXCLUSIVE LISTING BROKER: GERRY D. MATTHEWS
Email: gdmattthews@snet.net

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.

PROPERTY DATA FORM

PROPERTY DATA FORM			
PROPERTY ADDRESS	2391 South Main Street		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Number of floors	2	Air conditioning	Partial
Office space	600 SF+/- 2nd floor level	Type of heat	Gas
Available drive-in doors	1 (12 x 12)	OTHER	
Exterior construction	Block & stucco	Total acres	0.73
Ceiling height	9' - 18'	Zoning	IL
Roof	Rubber and Asphalt	Parking	Adequate
Date built	Partial 1987 Complete Rehab 2018	State Route/Distance	RT 8 / 0.5 miles
UTILITIES		TERMS	
Sewer	Yes	Total Current Lease Rate	\$7.95 PSF-\$10.00 PSF Gross including Current Taxes
Water	Yes	Current Taxes	\$1.17 PSF
Gas	Yes		
Electric	Yes		

COMMENTS

- 18' High Bay - Great Garage Space
- 9' Showroom Area
- RARE IL Zoned Space
- Excellent Access to Rt-8 and I-84

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4
N/F
MARK S. & MICHAEL S.
WILKOWSKI
173 SOUTHWIND ROAD
WATERBURY, CT 06708
IL ZONE

11
N/F
CITY OF WATERBURY
235 GRAND STREET
WATERBURY, CT 06702
IL ZONE

5
N/F
CONN. RAILWAY & LIC
P.O. BOX 270
HARTFORD, CT 06103
IL ZONE

EXISTING BUILDING
#2391
9,157± S.F.

SOUTH MAIN STREET



