

FOR LEASE

**147 Scott Road
Waterbury, CT 06705**



1,400 SF+/- OFFICE SPACE

- **2 ADA Restrooms**
- **Located close to I-84 Exit 25**
- **Asking \$1,250.00 Gross plus Utilities**



MATTHEWS COMMERCIAL PROPERTIES LLC.

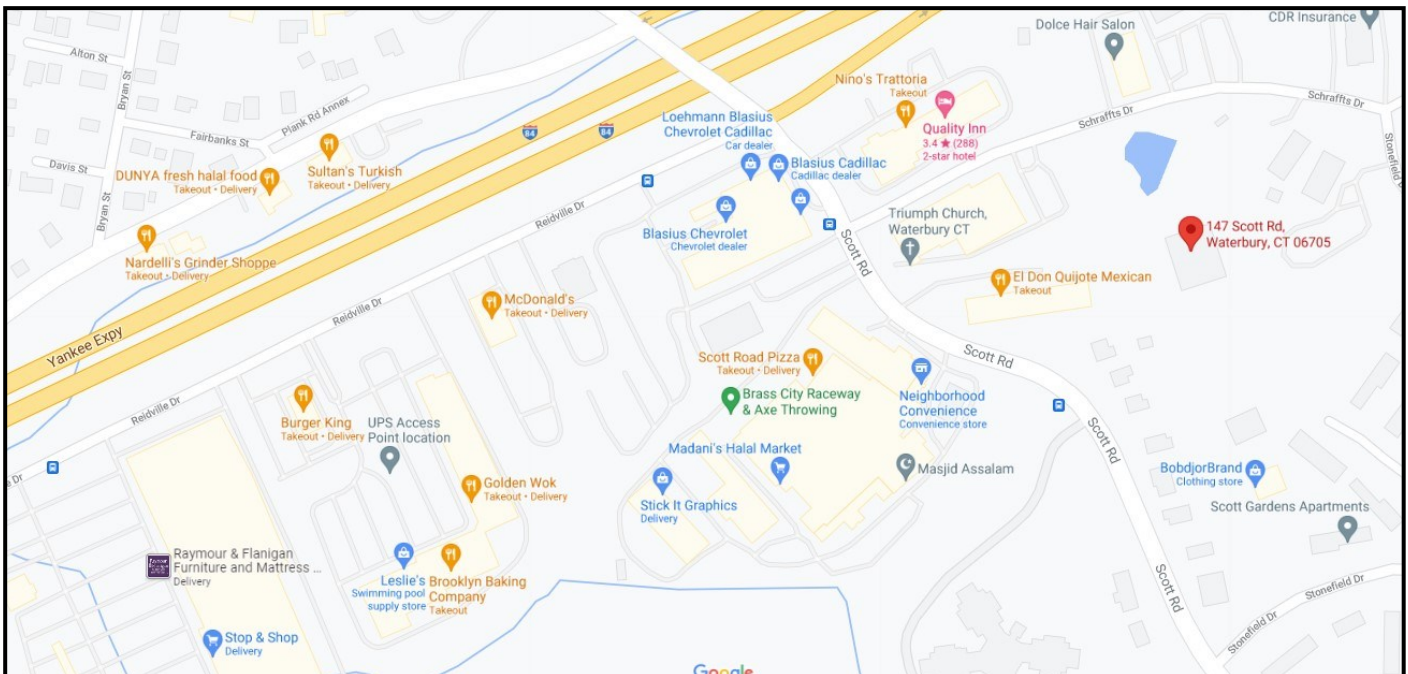
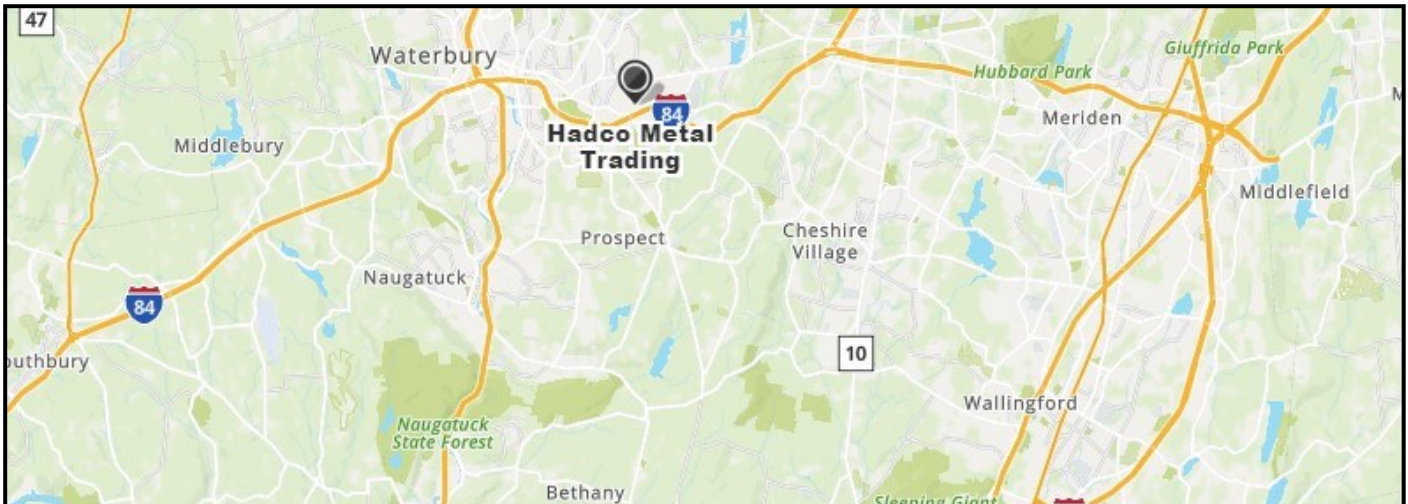
819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com

CONTACT: Gerry Matthews 203-753-5800
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 ADDRESS	147 Scott Road		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	1,400 SF+/-	Air conditioning	Yes
Exterior construction	Metal on Steel Frame	Type of heat	Gas
Roof	Composite Built Up	OTHER	
Date built	2010	Total acres	3.74
UTILITIES		Interstate / distance to	I-84 Exit 25
Sewer	City	TERMS	
Water	City	Lease Rate	\$1,250.00 Gross Plus Utilities
Gas	Eversource		
Electric	Eversource		



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

MATTHEWS COMMERCIAL PROPERTIES