

FOR LEASE

**130 Scott Road
Waterbury, CT 06705**



RETAIL / OFFICE SPACE

- **910 SF+/- Retail / Office Space**
- **Next door to Trantolo & Trantolo**
- **Former State Farm Insurance location**
- **2 private offices with large open area**
- **Excellent Access to I-84 Exit 25**
- **Great Parking**
- **Asking \$1,475.00 per month Gross Plus Utilities**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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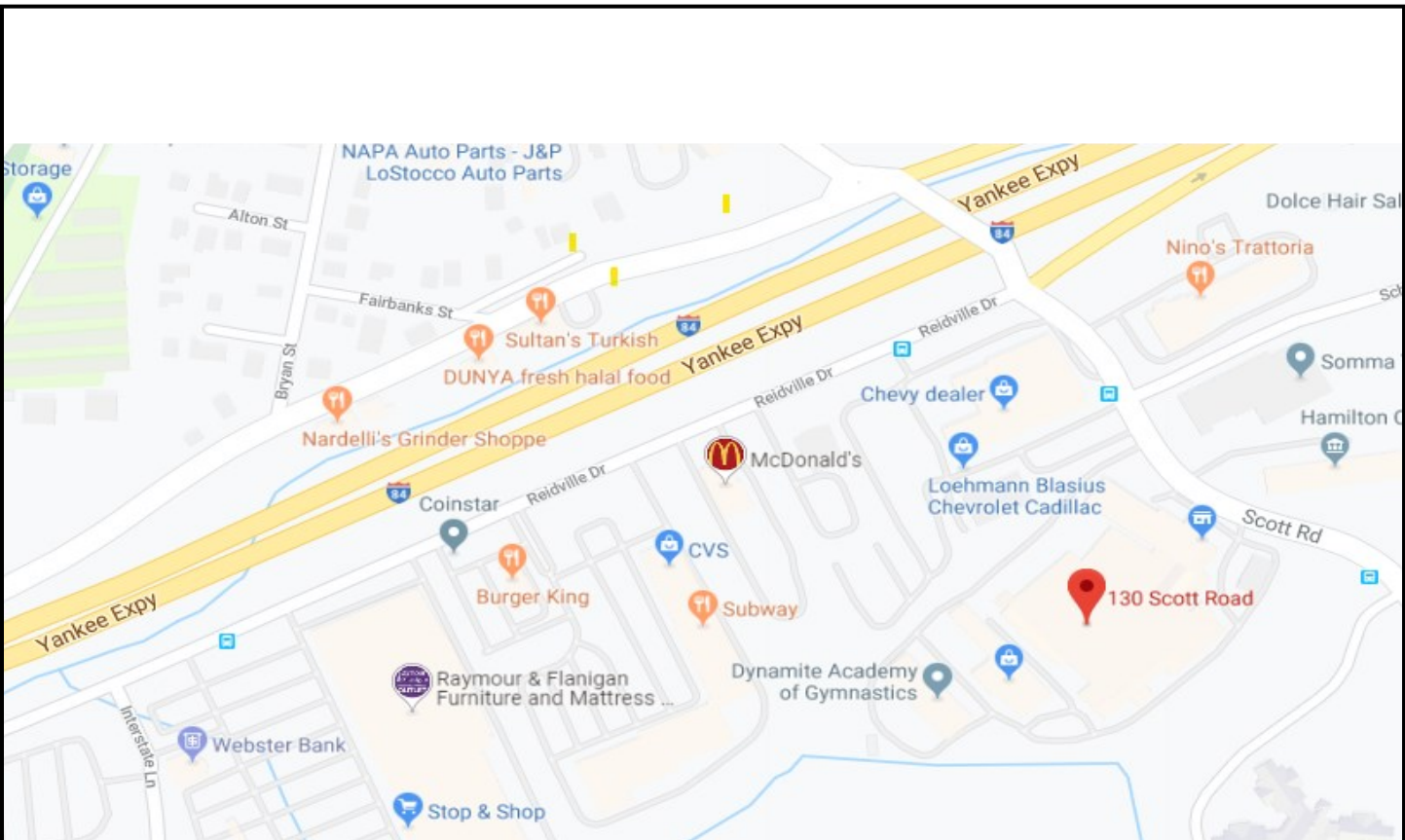
PROPERTY DATA FORM

PROPERTY ADDRESS	130 Scott Road		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	910 SF+/-	Sprinklered	Yes
Exterior construction	Block	OTHER	
UTILITIES		Zoning	Commercial
Sewer	City	Parking	Excellent
Water	City	Interstate	I-84—Exit 25
Gas	Eversource	TERMS	
Electric	Eversource	Lease rate	\$1,475.00 Gross
	200 Amps		Plus Utilities

COMMENTS:

Other Tenants Located In This Power Center Include:

- Brass City Raceway
- Dynamite Academy of Gymnastics
- Heart & Sole Dance Studio
- Trantolo & Trantolo
- I-84 Wines & Liquors



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