



# FOR SALE or LEASE

## 266 Brookside Road, Waterbury, CT

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# Property Information

Property Information	
Purchase Price	\$3,200,000
Lease Rate	\$6.95/sf NNN
Year Built	1963
Year Renovated	2002
Acre(s)	±5.13
Zoning	IP
Heating Type	Forced Air
Fuel Type	Gas
RE Taxes (2025)	\$33,372.00

Building Information	
Office (sf)	±7,976
Warehouse (sf)	±19,798
High Bay Garage (sf)	±9,856
Building Size (sf)	±37,630
Drive In Doors	2
Loading Docks	1
Ceiling Height	±12' - ±14'
Power	2000 A / 408 V / 3 Phase

Atherton Real Estate Advisors exclusively presents available for Sale and Lease 266 Brookside. 266 Brookside Road is a 37,630± SF Industrial building, offering 7,976± SF of Office space and secure parking for 80± vehicles. A 19,798± SF Warehouse features spacious column spacing and loading dock. The high bay Garage is 9,856± SF and accessed by two drive-in doors (one 12' H x 14' W and one 12' H x 12' W), providing secure storage for operational vehicles. The wide column spacing in the Garage lends this space to a variety of uses. This property offers a compelling tax advantage, including an estimated \$195,000 solar tax credit and approximately \$560,000 in accelerated first year depreciation through cost segregation.



# Aerial



# Additional Photos



## Additional Photos



## Additional Photos

