

# FOR LEASE

562 Captain Neville Dr, Waterbury, CT



## ±30,000 SF Warehouse / Manufacturing Facility

**\$6.95 PSF (NNN) + Utilities**

**NNN: \$2.75 PSF (\$1.20 PSF Taxes)**

- ±30,000 SF Industrial Space Available
- ±27,000 SF Warehouse / Manufacturing Area
- ±3,000 SF Office Space
- Two (2) Drive-In Doors (12' x 14' & 12' x 16')
- One (1) Dock-Height Loading Door (8' x 10')
- 14' Beam / 16' Deck Height
- 30' x 40' Column Spacing
- Fully Air-Conditioned Office & Warehouse Space
- 500 Amp, 480 Volt, 3-Phase Power
- Immediate Access to I-84 with Convenient Access to I-691 & RT-8
- Located Within Waterbury's IP Zone
- 10.4-Acre Industrial Property
- Professionally Maintained Facility

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## BUILDING

- ±87,000 SF Multi-Tenant Industrial Building
- ±30,000 SF Available
- Steel & Masonry Block Construction
- Finished Office Area with Open Warehouse Space
- EPDM Rubber Roof
- Constructed in 1967 / Renovated in 1971

## PROPERTY

- 10.4 Acres
- ±0.5 Miles to I-84
- ±5 Miles to RT-8
- ±4 Miles to I-691
- Private Parking Lot (65 Spaces + Additional Upper Parking Lot)
- IP (Industrial Park) Zoning

## MECHANICALS & UTILITIES

- Gas Forced Air Heat
- Wet Sprinkler System
- Eversource Electric
- Municipal Water & Sewer

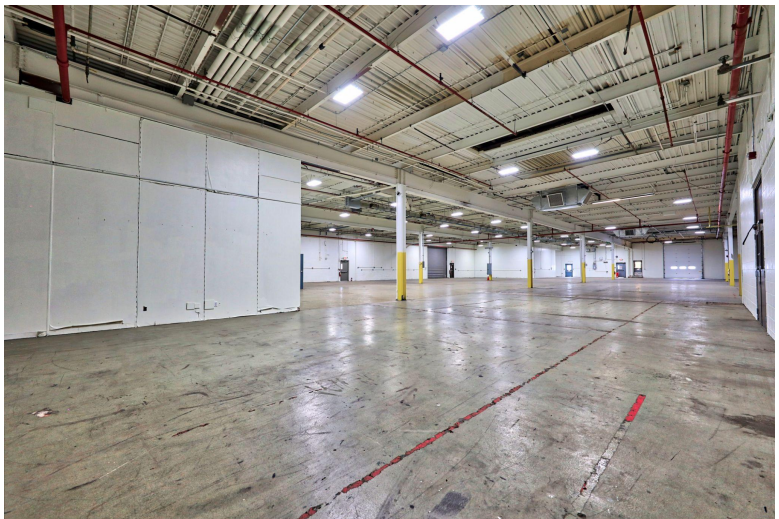
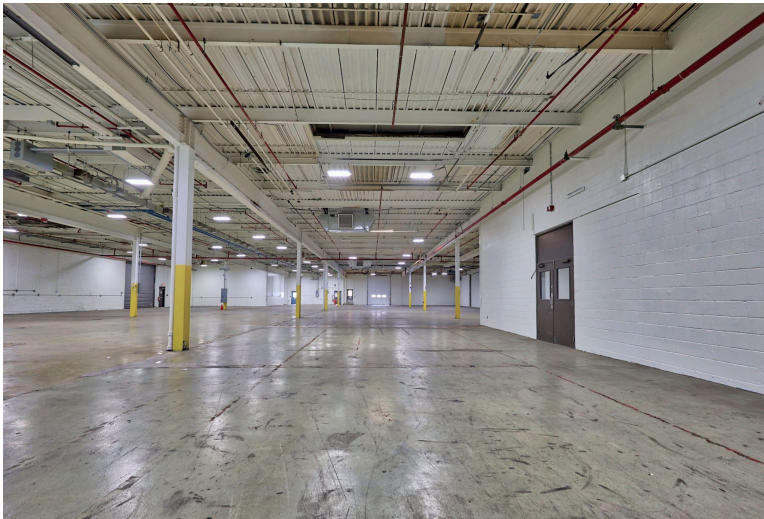
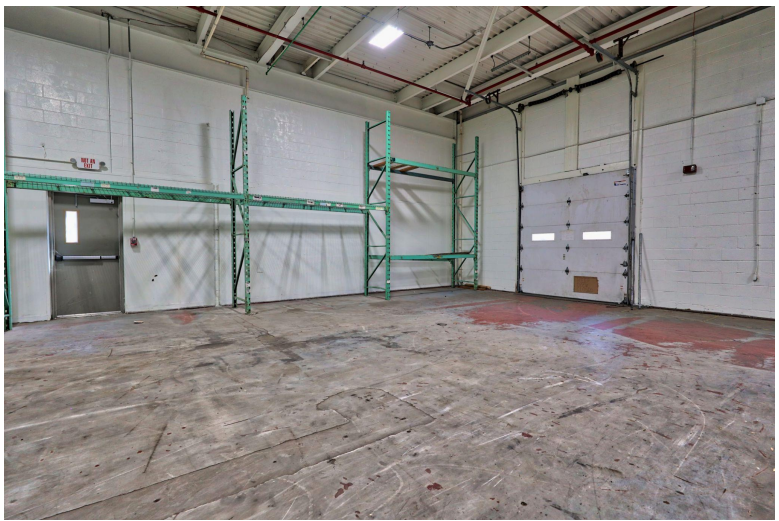
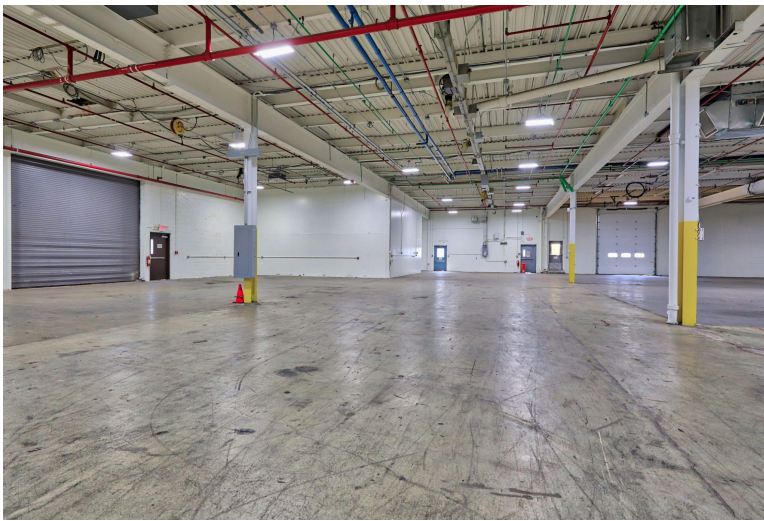
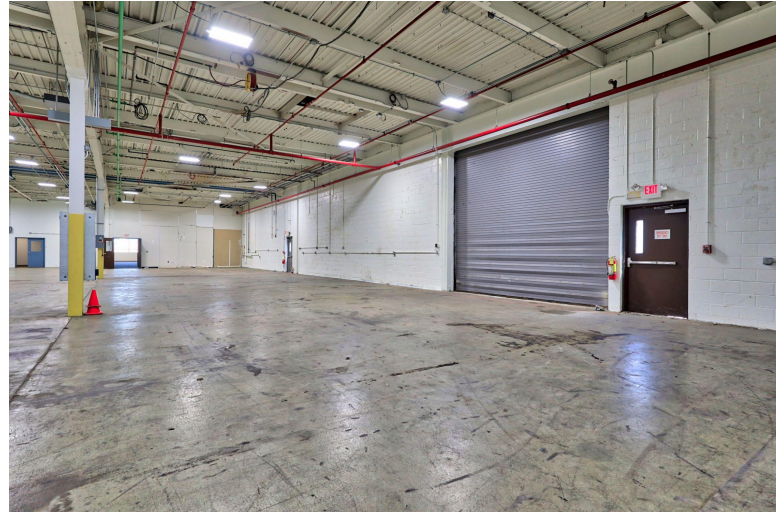
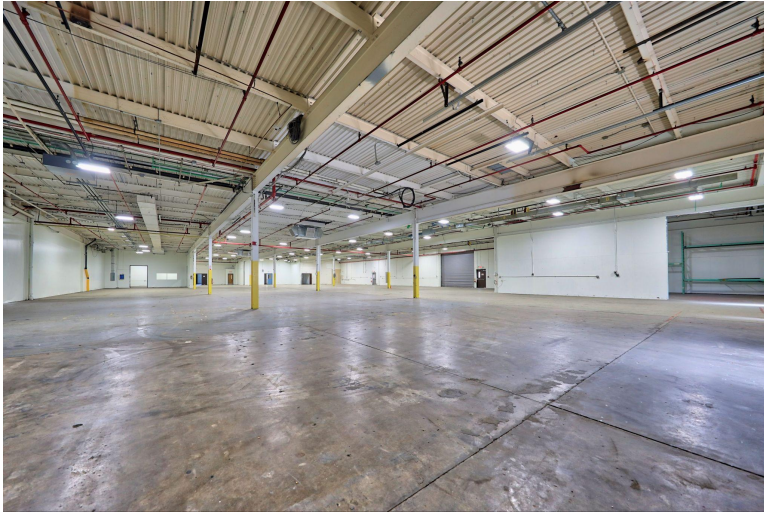
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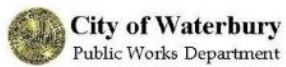
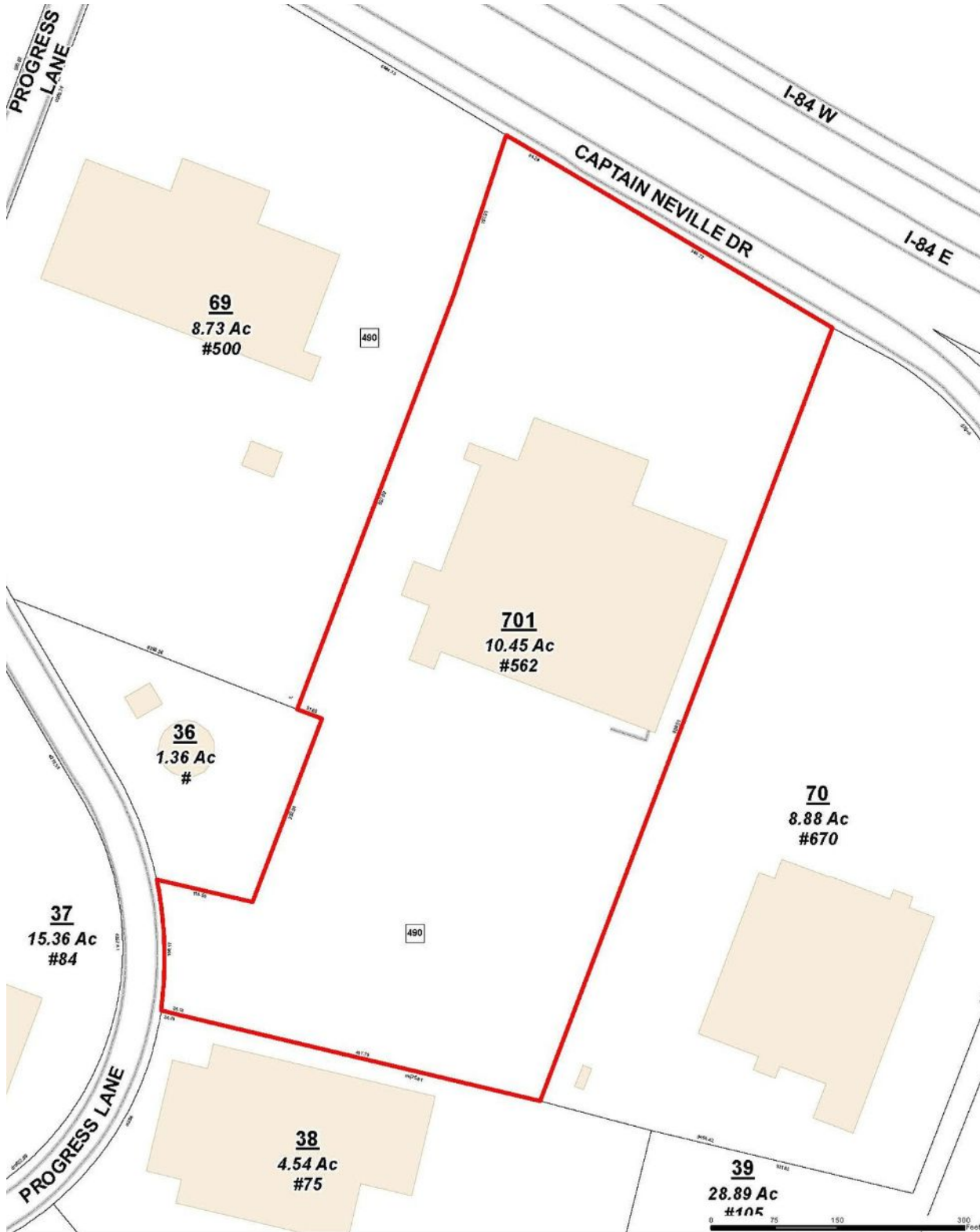
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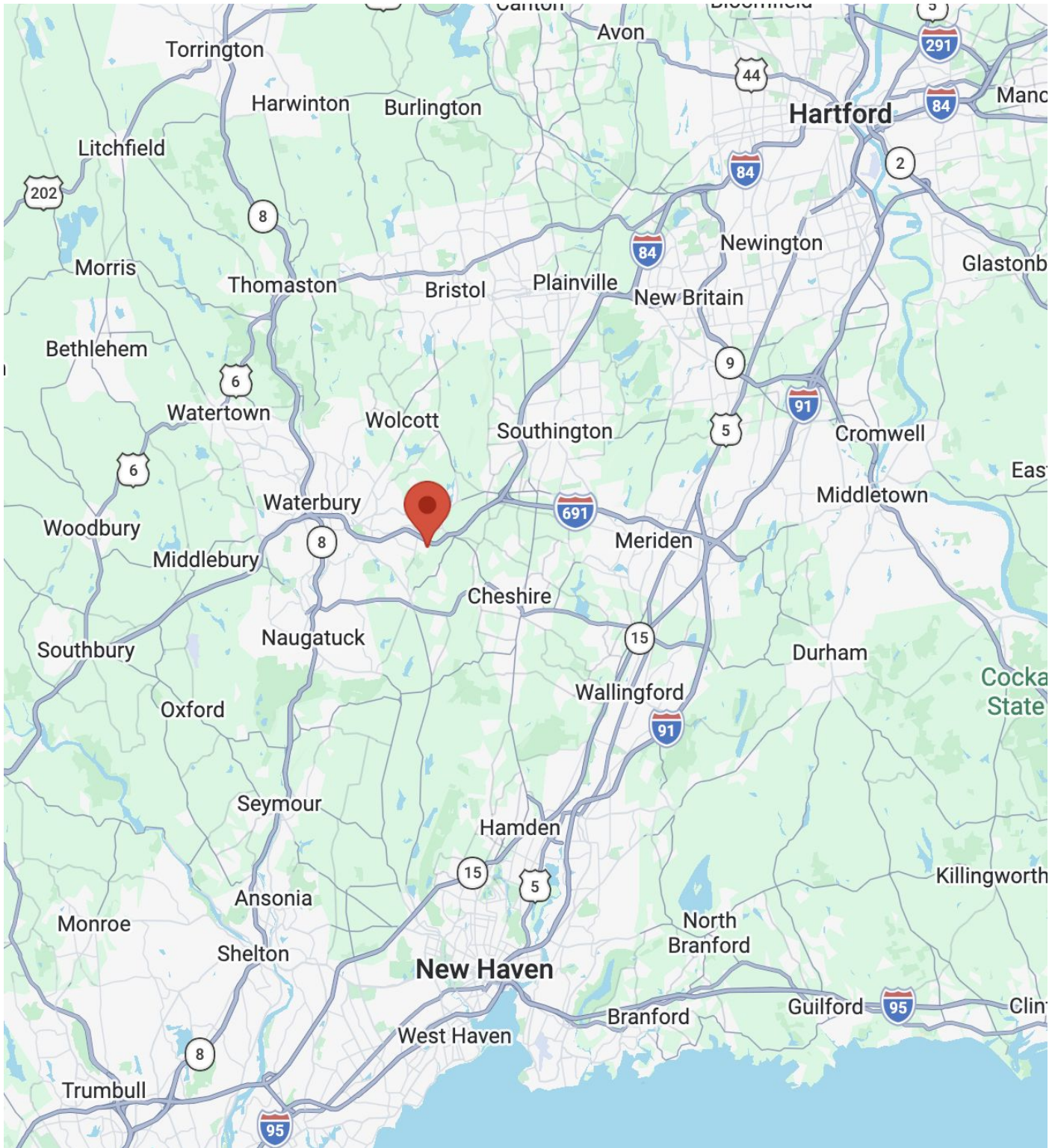


MBL: 0450-0490-0701  
ADDRESS: 562 CAPT NEVILLE DR

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