



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

2223 Thomaston Ave, Waterbury, CT

26,000± SF – 112,000± SF INDUSTRIAL MANUFACTURING / WAREHOUSE SPACE

31,000± SF Updated Space: \$8.50/SF NNN | 80,000± SF Remaining Space: \$5.50/SF NNN

HIGHLIGHTS

- Clean, Modern Manufacturing Space
- Built in 2024, Turn-Key Plating Operation
- Mix of Warehouse & Functional Manufacturing Areas
- High Ceilings, Heavy Power, 8 Drive-in Doors & 2 Loading Docks
- Ideal for Production, Assembly or Distribution Operations
- Located in Central CT's Industrial Corridor
- Immediate Access to Route 8 at Exit 32



CONTACT

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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

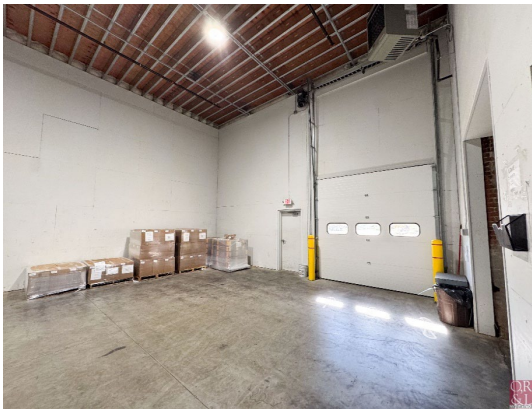
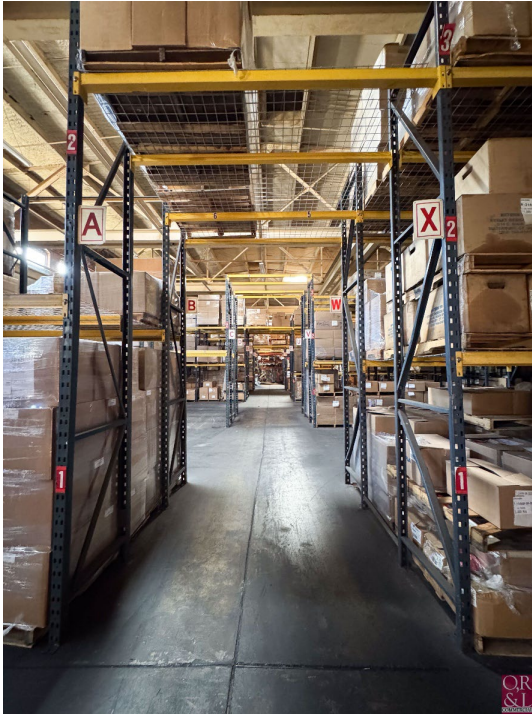
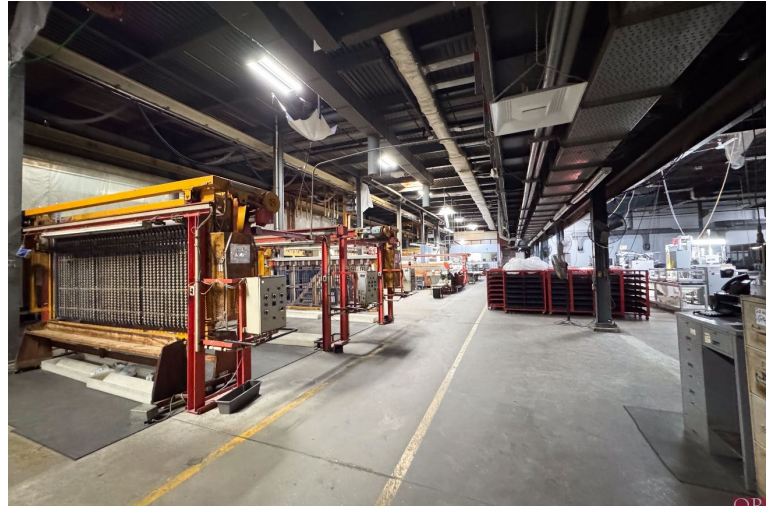


31,000± SF Updated Space - \$8.50/SF NNN | Remaining Space: \$5.50/SF NNN

FOR LEASE

26,000± SF – 112,000± SF INDUSTRIAL SPACE

2223 Thomaston Ave, Waterbury, CT 06704



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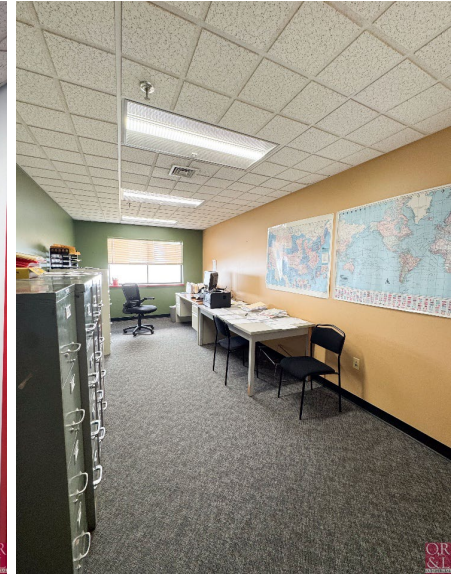
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31,000± SF Updated Space - \$8.50/SF NNN | Remaining Space: \$5.50/SF NNN

26,756± SF – 112,066± SF INDUSTRIAL SPACE

2223 Thomaston Ave, Waterbury, CT 06704

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FOR LEASE

31,000± SF Updated Space - \$8.50/SF NNN | Remaining Space: \$5.50/SF NNN

26,000± SF – 112,000± SF INDUSTRIAL SPACE

2223 Thomaston Ave, Waterbury, CT 06704

BUILDING INFORMATION

GROSS BLDG AREA: 137,066± SF
AVAILABLE AREA: 112,000± SF
WILL SUBDIVIDE TO: 26,000± SF
MAX CONTIGUOUS SF: 112,000± SF
OF FLOORS: 1
FLOOR PLATE: Approx. 135,000± SF
SPACE BREAKDOWN: 108,900± SF Industrial & 3,100± SF Office
LOADING DOCKS: 2 - Expandable
DRIVE-IN DOORS: 8
CLEAR HEIGHT: 21' - 29'
COLUMN SPACING: 25' x 40'
RENOVATED/YEAR BUILT: 2024, 1990, 1908

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial Available
HEAT: Gas, Forced Air
SPRINKLERED: Yes
ELECTRIC/POWER: 3,000amp, 3 phase 4 wire, 480/277

SITE INFORMATION

SITE AREA: 7.42± Acres
ZONING: IG
PARKING: Abundant
SIGNAGE: Monument, Building
HWY ACCESS: Route 8

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$2,601,340
MILL RATE: 49.44 (2024)
TAXES: \$128,610.25

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

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