



FOR SALE

266 Brookside Road, Waterbury, CT

FOR SALE and LEASE

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Property Information

Property Information	
Purchase Price	\$3,200,000
Lease Rate	\$7.95/sf NNN
Year Built	1963
Year Renovated	2002
Zoning	IP
Heating Type	Forced Air
Fuel Type	Gas

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

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, providing secure storage for operational vehicles. The wide column spacing in the Garage lends this space to a variety of alternative uses.

Additional Photos



Additional Photos



Additional Photos



