



760 Frost Bridge Road

Watertown, CT

PRICE	TOTAL SF	SITE AREA	CLEAR HT.	POWER
\$4,500,000 ± \$95.50 / SF	47,123 SF	8.44 ac	up to 28'	2,000A 480V / 3-phase

This well-maintained, recently painted 47,123 SF industrial building sits on 8.44 acres in an IG-80 zone with near-instant access to Route 8 and I-84 minutes later. There is heavy power at 2,000 amps / 480 volts / 3-phase, natural gas heat, a new RhinoBond PVC roof system installed in January 2025, public water, septic (sewers are in the road in front of the building), a 3,200 SF interior loading dock, four 14' overhead drive-in doors, ceiling heights ranging up to 28 feet, 5 overhead cranes with lift capacity ranging from 1 ton to 6 tons, a wet sprinkler system, central air conditioning in the office and potential Conrail access.

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C O N T A C T

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3,200 SF

Interior Loading Dock

4,378 SF

Finished Office Space
w/Central A/C

Cranes

2 @ 1 Ton; 1 @ 2 Ton;
1 @ 4 Ton 1 @ 6 Ton

Roof

New RhinoBond PVC
Roof System Installed
January 2025

Rail

Potential CONRAIL
Access

Power

2,000 Amp / 480 Volts
3 Phase

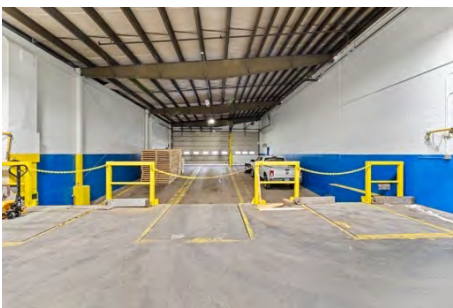
OH Doors

Four 14' Drive-in
Overhead Doors

Utilities

Natural Gas, Public Water,
Septic (public sewer in road)





GENERAL

Total SF	47,123
Site area	8.44 acres
Zoning	IG-80
Floors	1
Exterior construction	Concrete block
Interior construction	Sheetrock
Roof	RhinoBond PVC
Ceiling height range	8' – 28'
Date built	1968 / 1978 / 1995

MECHANICAL

Power	2,000A/480V/3-phase
Sprinkler	Wet system
Heat	Natural gas forced air
Air conditioning	Central (office)
Water	Public
Sewer	Septic (sewer in road)
Gas	Natural (Eversource)

LOADING & ACCESS

Interior dock SF	3,200
Dock doors	24'x14' & 12'x14'
Overhead doors	Four @ 14'H x 12' W
Parking	Ample

LOCATION

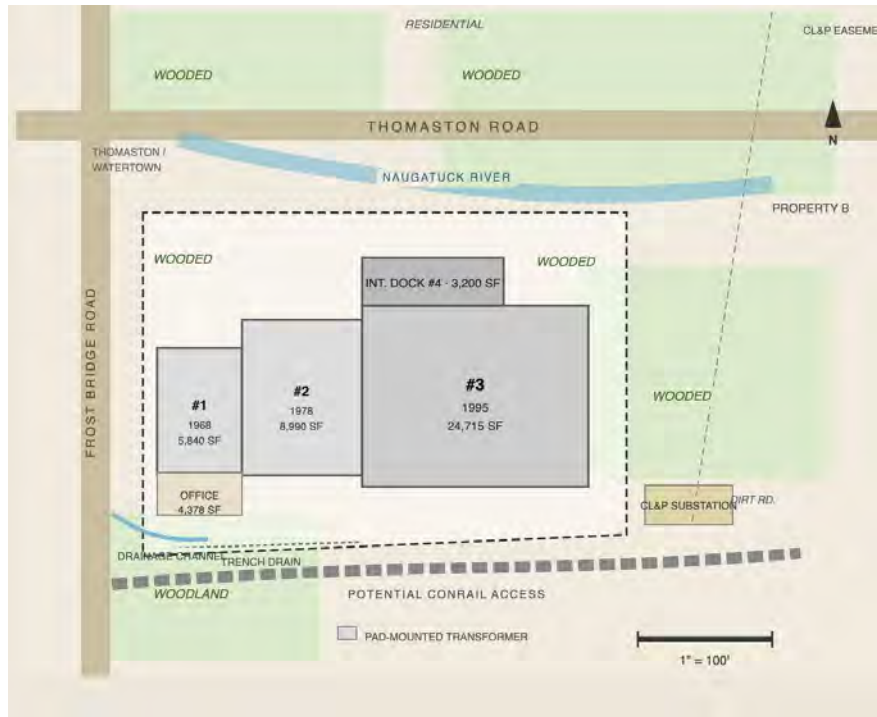
Route 8	¼ mile
Interstate I-84	3 miles
Rail	Potential access

TAX INFO

Assessment	\$1,690,080
Mill rate	30.04
Annual taxes	\$50,770
Budget year	As of 7/1/2025



Note: The illustrative site plan below is represented schematically. Please refer to the official survey document for precise dimensions and boundaries.



SECTIONS	SF	CEILING	AGE
Section 1	5,840	19'	1968
Section 2	8,990	18'	1978
Section 3	24,715	28'	1995
Section 4	3,200	20'	—
Office	4,378	8'	—
Total	47,123	8' – 28'	—