

# GHENT REALTY ADVISORS

## INDUSTRIAL – FOR LEASE

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### PROPERTY DATA

Property Address	280 Chase River Road
City, State, Zip Code	Waterbury, Connecticut 06704

### INDUSTRIAL FOR LEASE

Building Information		Mechanical Equip	
Total S/F	64,648 SF	Fire Protection	Wet Sprinkler /Alarms/Pulls
Number of Floors	4	Heat	Natural Gas / Space Heaters
Avail S/F 1 <sup>st</sup> Floor	6,000.0 S.F	Air Conditioning	None
Avail S/f 2 <sup>nd</sup> Floor	11.1.2024	Freight Elevator	4000 lb. Rating
Avail S/f 3 <sup>rd</sup> Floor	11.1.2024	Site Conditions	
Avail S/F 4 <sup>th</sup> Floor	11.1.2024	Zoning	I.G. [Industrial General]
Cross Dock – 2 Door	00	Acres	1.85 Acres
Cross Dock – Single Door	0	Parking	On Site
Garage	3,344 SF	Highway Access	Rte. 8
Ceiling Height	Varies	Parking Surface	Partial Paved
Min Divisible	6000.0 SF	Lease Rate Schedule	
Roof		2 <sup>nd</sup> Floor*	\$4.00 /SF    \$4,000.00/M Gross
Year Built	1900	3 <sup>rd</sup> Floor*	\$3.00/SF    \$3,000.00/M Gross
Exterior	Brick	4 <sup>th</sup> Floor*	\$2.50/SF    \$2500.00/M Gross
Utilities		Cross Dock – 8 Doors	\$4,000.00    \$4,000.00/ M Gross
Natural Gas	Eversource	GARAGE	\$3,700.00/ Month / Gross
Electric	Eversource	Warehouse – 1 <sup>st</sup> floor	\$2000.00 / Month /Gross
Water	Public		
Sewer	Public	Separate Meter by Floor	
Cable / Wifi	Comcast		
Economic Development	Enterprise Zone		*Includes Taxes/Insurance/CAM

PERMITTED / SPECIAL  
 PERMIT USES: **I.G ZONE**

**Permitted Uses** include but not limited to: Food Processing & Sales, Adult Establishments, Automobile & Marie Craft Trade, Business & Trade Schools; Manufacturing & Processing; Industrial Services; Warehouse & Freight Handling; Wholesale Trade; Ecommerce Fulfillment & Distribution, Wireless Communication Facilities. [ Consult Waterbury Zoning Regulations]

**Special Permit Use** Include: Limited Vehicle Service Facilities; Surface Parking Lot; Hazardous Industrial Operations. Vehicle Service Facilities, Medical Marijuana Dispensary Facility; Medical Office; Office Use; Recreation Uses, Eating & Drinking Establishments, Large Venue Events Facilities. [ Consult Waterbury Zoning Regulations]

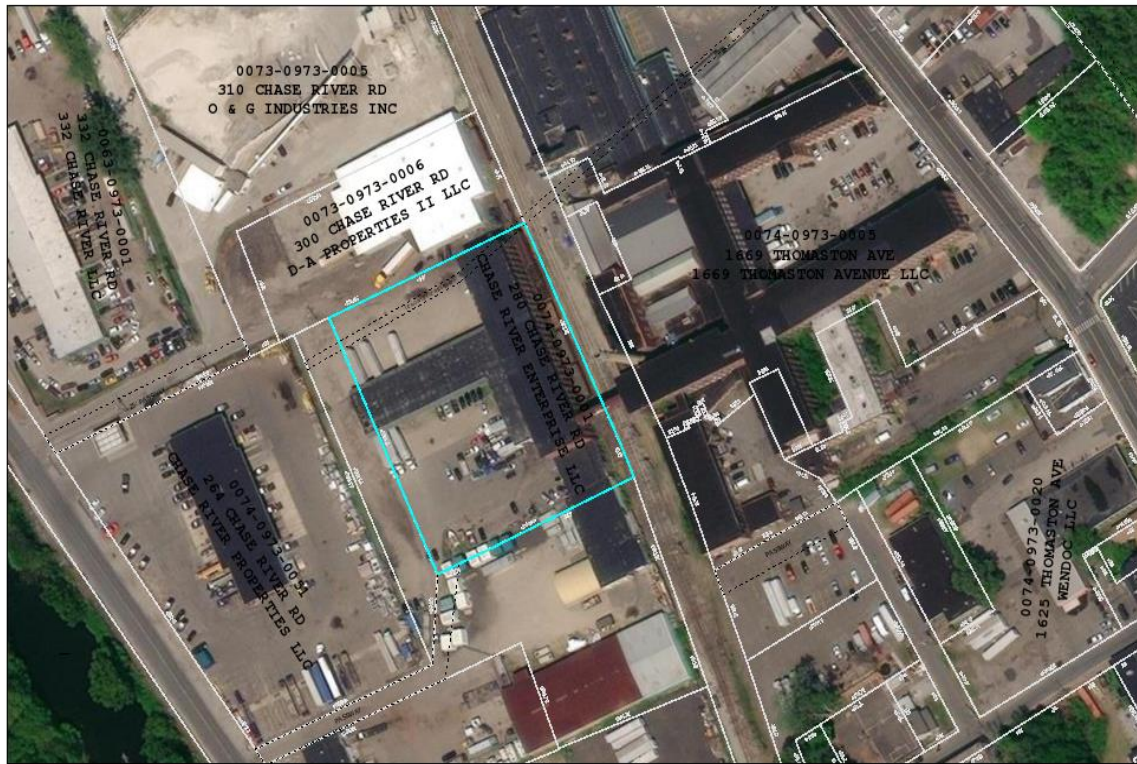
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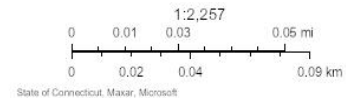
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280 Chase River



April 6, 2023



Access to upper floors space is through Freight Elevator & 6 wide Foot Stairwell.

### Power:

220 Amp power on 2nd Floor;

3rd & Fourth 3 Phase:

Interior Lighting to be converted to LED.

### Sprinkler

Each space is protected from fire by a wet Fire Sprinkler System,

Alarms connected to central monitoring with fire pull stations throughout.

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