

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

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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 st Floor	0.00	Air Conditioning	None
Avail S/f 2 nd Floor	12,000.0 +/-	Freight Elevator	4000 lb. Rating
Avail S/f 3 rd Floor	12,000.0 +/-	Site Conditions	
Avail S/F 4 th Floor	12,000.0 +/-	Zoning	I.G. [Industrial General]
Cross Dock – 2 Door	2	Acres	1.85 Acres
Cross Dock – Single Door	4	Parking	On Site
Garage	2,304 SF	Highway Access	Rte. 8
Ceiling Height			
Min Divisible	6000.0 SF	Lease Rate Schedule	
Roof		2 nd Floor*	\$4.00 /SF \$4,000.00/M Gross
Year Built	1900	3 rd Floor*	\$3.00/SF \$3,000.00/M Gross
Exterior	Brick	4 th Floor*	\$2.50/SF \$2500.00/M Gross
Utilities		Cross Dock – 8 Doors	\$4,000.00 \$4,000.00/ M Gross
Natural Gas	Eversource	Unit A – 18 x 48 Bay*	1,500.00 / Month / Gross
Electric	Eversource	Unit B - 30 x 48 Bay*	3000.00 / Month /Gross
Water	Public	Separate Meter by Floor	
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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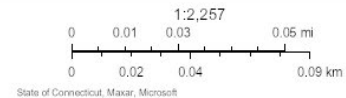
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280 Chase River



April 6, 2023



Access to the space is through Freight Elevator & 6 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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