



R. CALABRESE AGENCY, L.L.C.

**INDUSTRIAL BUILDING FOR SALE  
45,000 SF  
SINGLE TENANT FACILITY**

**137 MATTATUCK HEIGHTS  
Waterbury, CT**

**PROPERTY  
INFORMATION**

***High Quality  
Manufacturing  
Assembly Building***

***45,000 SF Useable  
Modern Industrial Park  
Setting on 6 acres***

***Easy access off Exit  
25A on I-84  
Butler Building  
Construction  
Large Paved Parking  
Area***

***18 to 20 FT Ceiling  
+- 5800 SF Newly  
Renovated Office Space  
4 Loading Docks  
2 Drive In Doors***

***New Roof  
New HVAC  
Building is 100% AC  
Upgraded Lighting  
Tax: \$1.39 psf***

***Three Electrical  
Services:  
400 amp 120-208  
600 amp 120-208  
600 amp 277-480***

***Very Clean Well  
Maintained Facility***

***Price reduced  
\$1,950,000***



**SIGNATURE CORPORATE LOCATION**

**553 PLANK ROAD WATERBURY, CT 06705 phone (203) 573-0342**

[www.calabreseagency.com](http://www.calabreseagency.com)

[propserve@snet.net](mailto:propserve@snet.net)