



INDUSTRIAL BUILDING FOR LEASE

**137 Mattatuck Heights
Waterbury, CT
29,380 SF**



PROPERTY INFORMATION:

- ♦ High Quality Manufacturing Assembly Building in a Modern Industrial Park Setting with Easy Access off I-84, Exit 25A
- ♦ Butler Building Construction with Large Paved Parking Area
- ♦ 18-20 FT Ceiling
- ♦ 3,200 +/- SF Newly Renovated Office Space
- ♦ 2 Drive-in Doors, Possible Dock
- ♦ Newer Roof, Newer HVAC, 100% AC
- ♦ Upgraded Lighting with Electrical Service for Manufacturing
- ♦ Very Clean, Well Maintained Facility in a Signature Corporate Location

LEASE PRICE: \$6.00 PSF NNN

For more information, please contact the Exclusive Broker:

Bob Bowden propserve@snet.net

R. Calabrese Agency, LLC, 615 West Johnson Ave., Suite 202, Cheshire, CT 06410

Phone: 203-573-0342

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.

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