

# 45 FREIGHT STREET



**FOR LEASE** 23,600 - 119,450 SF

**WATERBURY, CONNECTICUT**

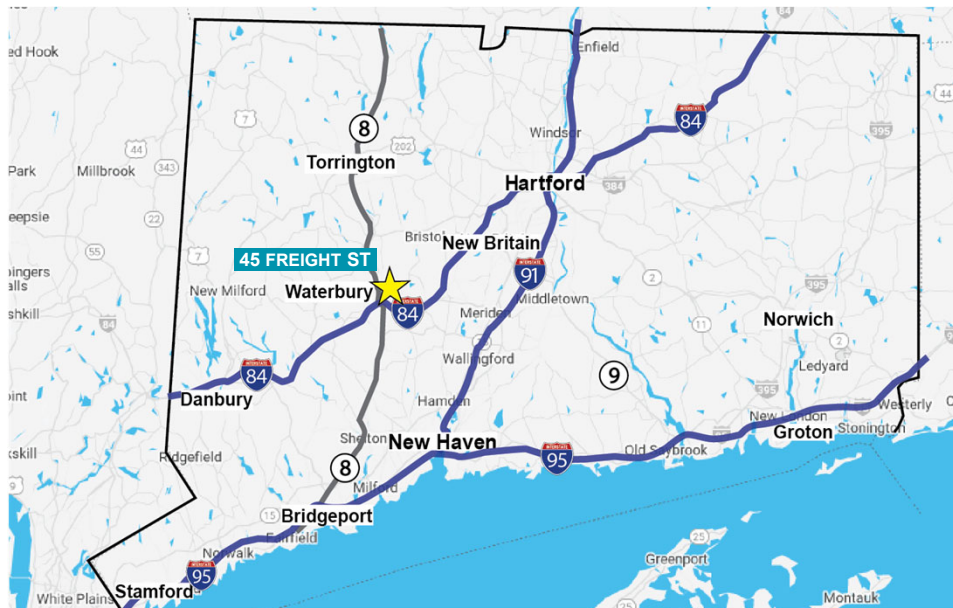


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## PROPERTY HIGHLIGHTS

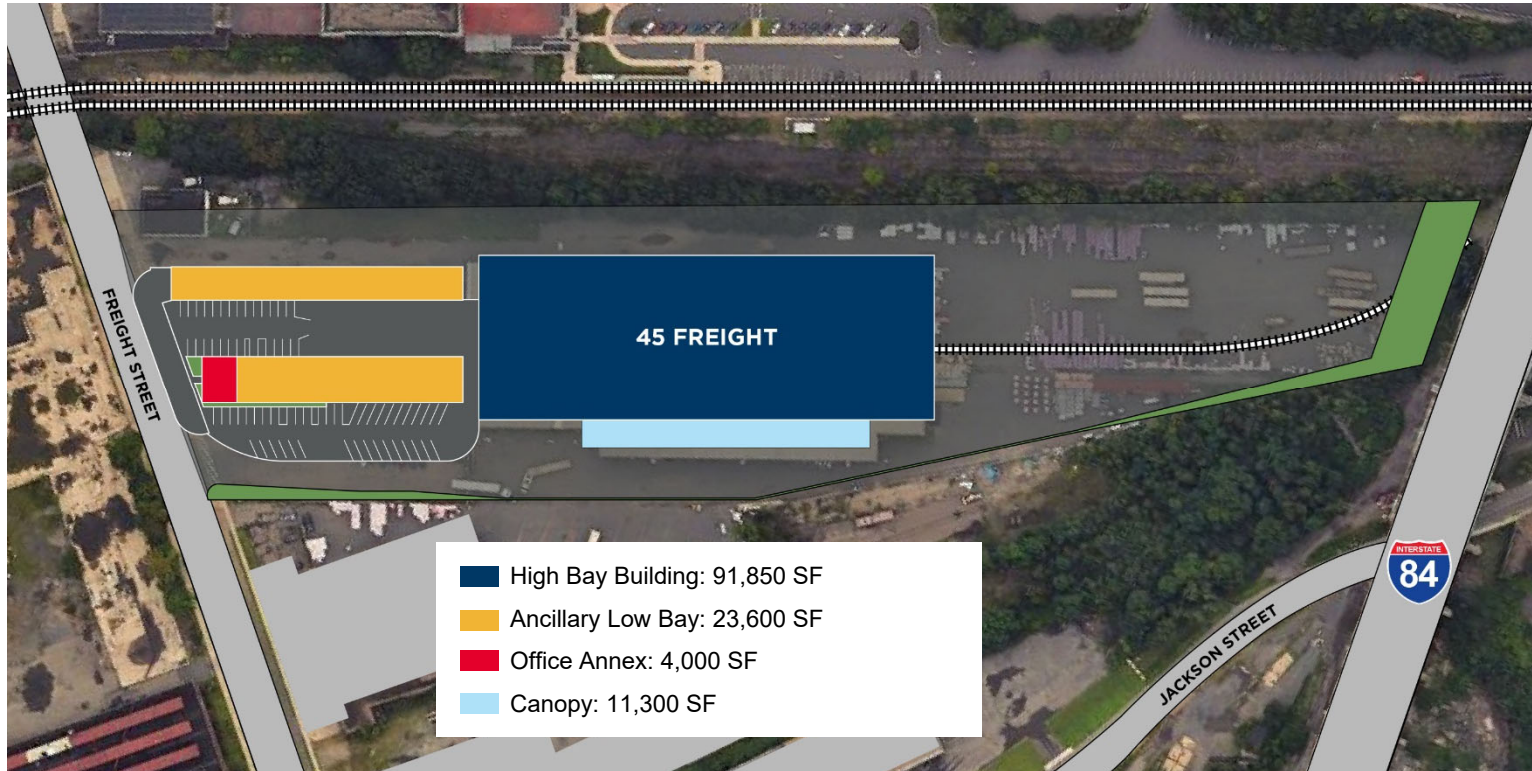
<b>TOTAL BUILDING SIZE</b>	119,450 SF	
<b>HIGH BAY BUILDING</b>	91,850 SF	
	<b>Industrial:</b>	± 88,150 SF
	<b>Office:</b>	± 3,700 SF (Two levels of 1,850 SF)
	<b>Canopy:</b>	± 11,300 SF of additional covered storage
<b>ANCILLARY LOW BAY</b>	23,600 SF	(Cold storage)
<b>OFFICE ANNEX</b>	150 to 4,000 SF	Suites
<b>SITE</b>	8.55 acres	
<b>PAVED PARKING / OUTSIDE STORAGE</b>	Up to ± 3 acres	
<b>YEAR BUILT</b>	1988	
<b>HEIGHT</b>	20' to 22' Clear	
<b>CONSTRUCTION</b>	<b>Walls:</b> Insulated metal panel / <b>Roof:</b> Standing seam metal / <b>Floor:</b> Reinforced concrete	

<b>COLUMN SPACING</b>	50' x 60'
<b>UTILITIES</b>	<b>Electricity:</b> Eversource / <b>Natural Gas:</b> CNG <b>Water/Sewer:</b> Municipal
<b>MECHANICALS</b>	<b>Heat:</b> Office and 3-bay repair bay (Natural gas and Electric) <b>A/C:</b> Office <b>Sprinklers:</b> Dry system / <b>Electrical:</b> 600 amps <b>Lighting:</b> Fluorescent
<b>LOADING</b>	2 Dock-high doors (Expandable) 8 Drive-in doors (Four 14'x 20'W, Four 14'x12'W) 1 Rail door
<b>RAIL ACCESS</b>	Spur on site - Genesee & Wyoming freight line to be activated
<b>2024/25 TAXES</b>	\$1.48 per SF
<b>ASKING RENT</b>	\$7.50 NNN
<b>AVAILABLE</b>	3Q 2025



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## SITE PLAN



## PROPERTY FEATURES



Exceptional bulk storage and building materials facility with loading on four sides and ceilings to 22' clear



Up to +/- 3 acres of paved and fenced outside storage with 11,300 SF of covered canopy storage and rail spur on site



Central location in Western Connecticut within 0.5 miles of I-84 and Route 8 interchange



Three door 8,100 SF heated repair bay or showroom conversion



Additional 14' clear ancillary low bay buildings providing 23,600 SF of cold storage space with tailboard height loading and ramped drive-in access



Unparalleled visibility from multi-level I-84 overpass (185,000 combined AADT)





## CONTACT INFORMATION

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