

# FOR LEASE

150 Mattatuck Heights Rd., Waterbury, CT



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a 30,465 SF flex industrial unit at 150 Mattatuck Heights Rd., Waterbury, CT available for lease. This mixed use property is located in Captain Neville Industrial Park, easily accessible to I-84 E & W. The property has ample outdoor storage space, and is suitable for a variety of warehousing, distribution, and manufacturing users.

## PROPERTY FEATURES

- **±30,465 SF Total** – \$22,214.06 / Month + Utilities
  - ±25,465 SF Warehouse - Two Loading Docks & One Drive-in Door
  - ±5,000 SF Office
- Subdividable to **±14,544 SF** – \$10,605 / Month + Utilities
  - ±9,544 SF Warehouse - One Drive-in Door
  - ±5,000 SF Office
- Subdividable to **±15,921 SF** – \$11,609.06 / Month + Utilities
  - ±15,921 SF Warehouse - Two Loading Docks
- Two Loading Docks: (10' x 10') & (8' x 8')
- One Drive-in Door: (14' x 12')
- 19.5' - 20.5' Clear Ceiling Height
- 1,200 AMP, 480 Volt Power
- Expansive Parking Lot & Exterior Storage Space

## LEASE RATE

- \$6.25 PSF + \$2.50 PSF NNN + Utilities

**GERRY D. MATTHEWS**  
203.753.5800  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com)

**NOAH D. MATTHEWS**  
203.721.3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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MATTHEWS COMMERCIAL PROPERTIES

### BUILDING

Total SF	48,248 SF +/-
Total Available SF	30,465 SF +/-
Exterior Construction	Brick. Flat Tar & Gravel Roof.
Interior Construction	Drywall. Carpet.
Year Built	1988
Ceiling Height	19.5' - 20.5'
Column Spacing	25' x 45'
Parking	Large Parking Lot 125 Spaces
Zoning	IP - Industrial Park District

### PROPERTY

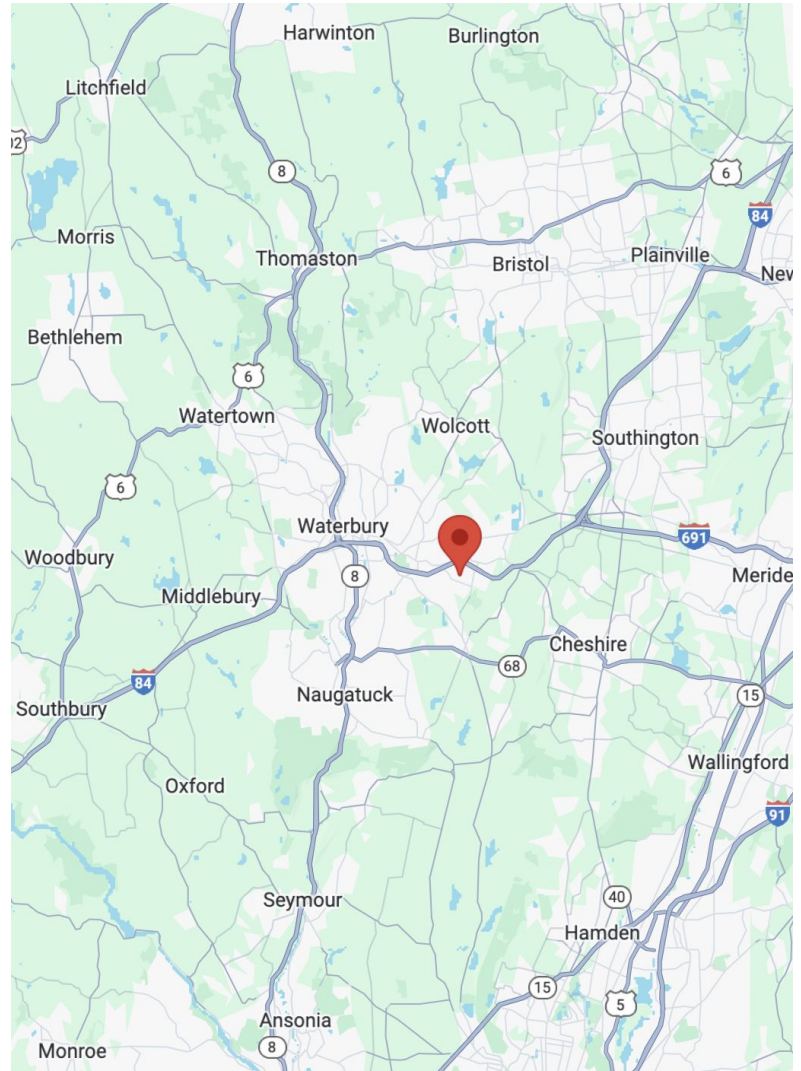
Lot Size	7.02 Acres
Distance to I-84 & RT-8	0.70 Miles & 5.3 Miles

### MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	Yes
Electric	Eversource
Power	1,200 AMP, 440 Volt
Sewer	City
Water	City

### TAXES

TAXES PSF	\$1.88 PSF
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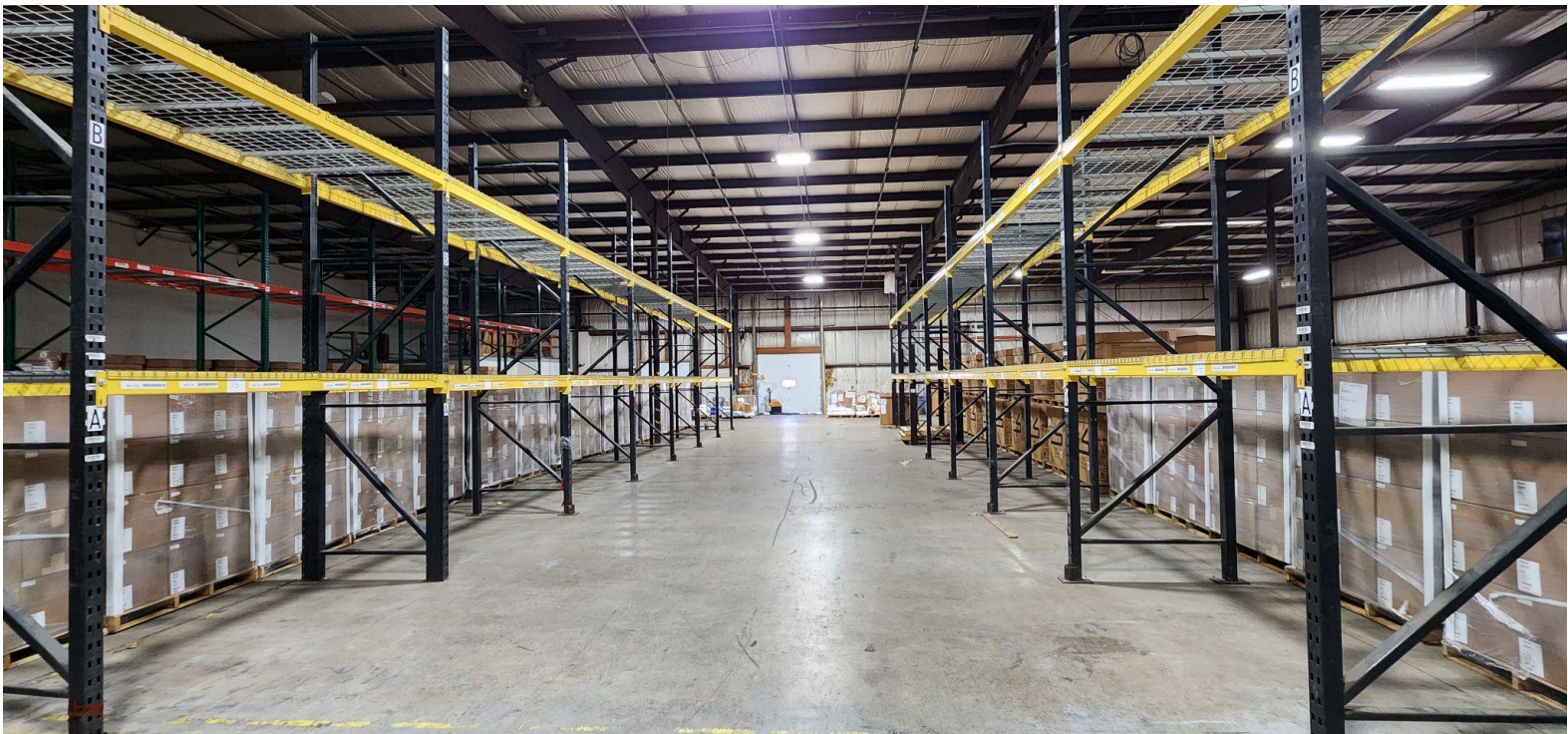
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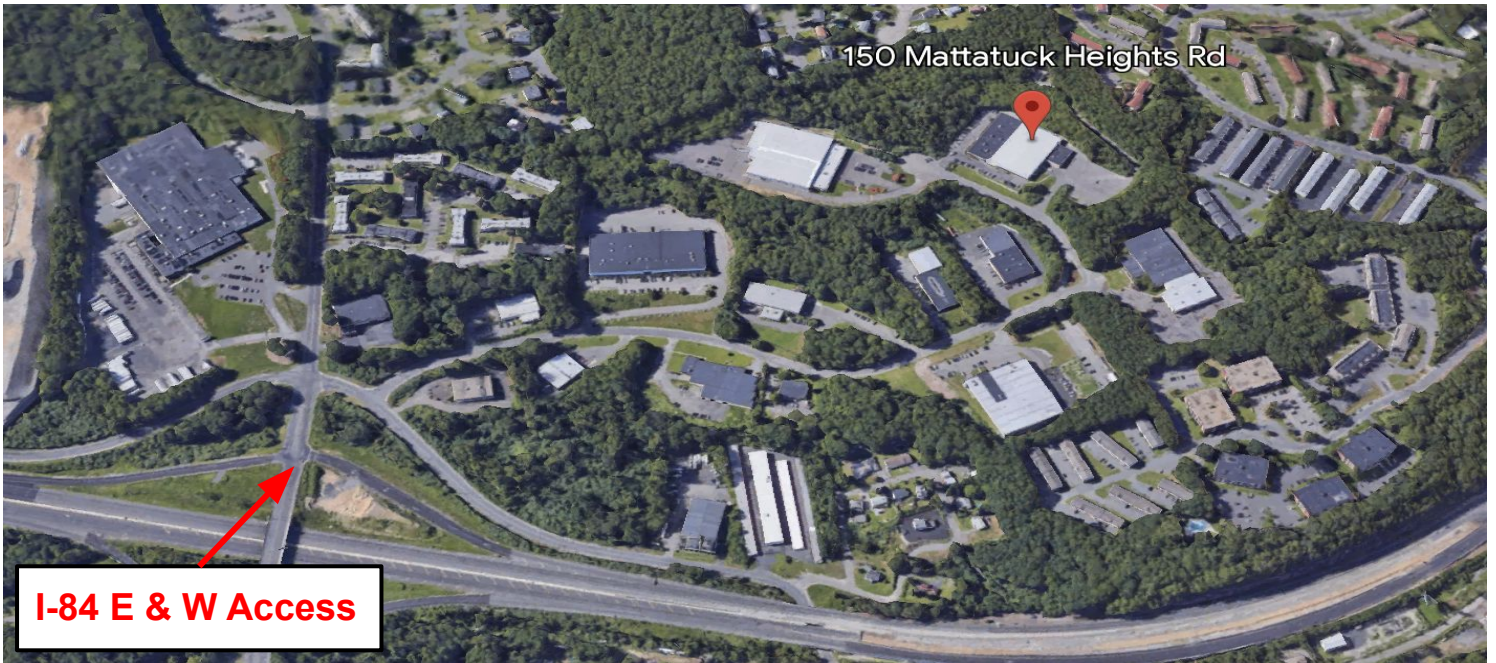
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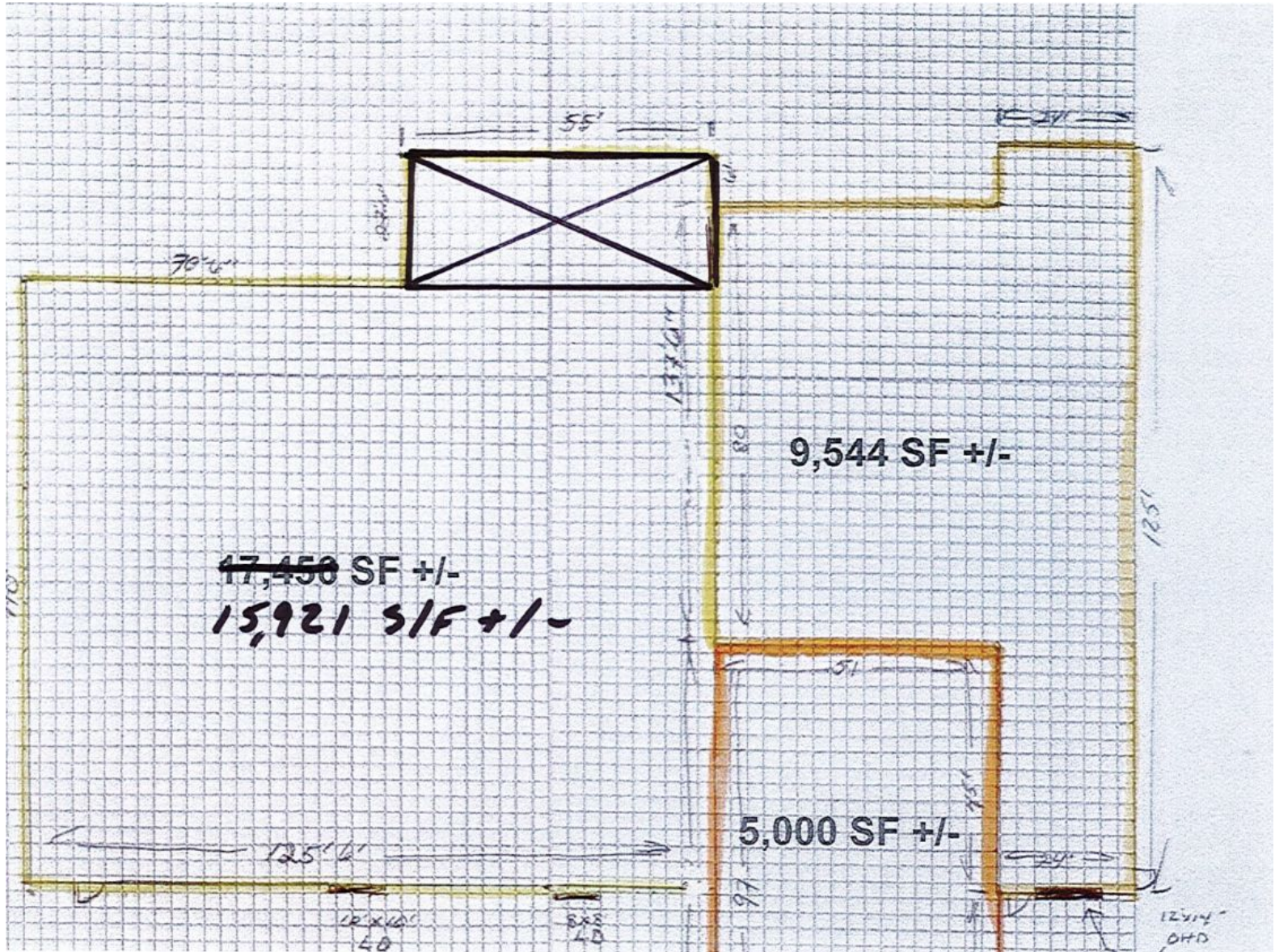
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MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)