

# FOR LEASE

237 East Aurora St, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



**±12,000 SF Industrial / Warehouse Space**

**\$6.50 PSF (NNN) + Utilities**

**NNN: \$3 PSF**

- Two 10' x 10' dock-high overhead doors
- 27' clear height
- Excellent access to Route 8 (±0.5 miles) and I-84 (±1.5 miles)
- 50' x 120' clear span area
- Columns spaced approximately 20' O.C. along perimeter bays
- Built-out mezzanine office with private offices and windows overlooking warehouse
- Gas heat
- Well-maintained property with local ownership
- Landlord to deliver unit with fresh paint and updated bathrooms
- Pylon and building signage available
- Abundant natural light throughout

**NOAH D. MATTHEWS**

Mobile: 203.721.3337

Office: 203.753.5800

[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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## BUILDING

- Total Building Area: ±83,506 SF
- Available Space: ±12,000 SF
- Construction: Concrete block
- Floor: Concrete slab
- Interior Finish: Warehouse with built-out mezzanine office (partitioned offices, drop ceiling)
- Clear Height: 12' – 27'
- Roof: Flat (EPDM rubber membrane over metal deck)
- Year Built: 1948
- Loading: Two (2) dock-high overhead doors (10' x 10')
- Column Spacing: Approximately 20' O.C. (perimeter bays)
- Clear Span: ±50' x 120' clear span area
- Natural Light: Abundant natural light throughout

## PROPERTY

- Lot Size: 3.37 acres
- Proximity to Major Highways: Approximately 0.5 miles to RT-8, and 1.6 miles to I-84
- Parking: On-site parking available
- Zone: IG

## MECHANICALS & UTILITIES

- Heating: Gas-fired forced air (Modine unit heaters)
- Air Conditioning: None
- Electric Provider: Eversource
- Electrical Service: 200 Amp / 480 Volt / 3-Phase
- Sewer & Water: Municipal

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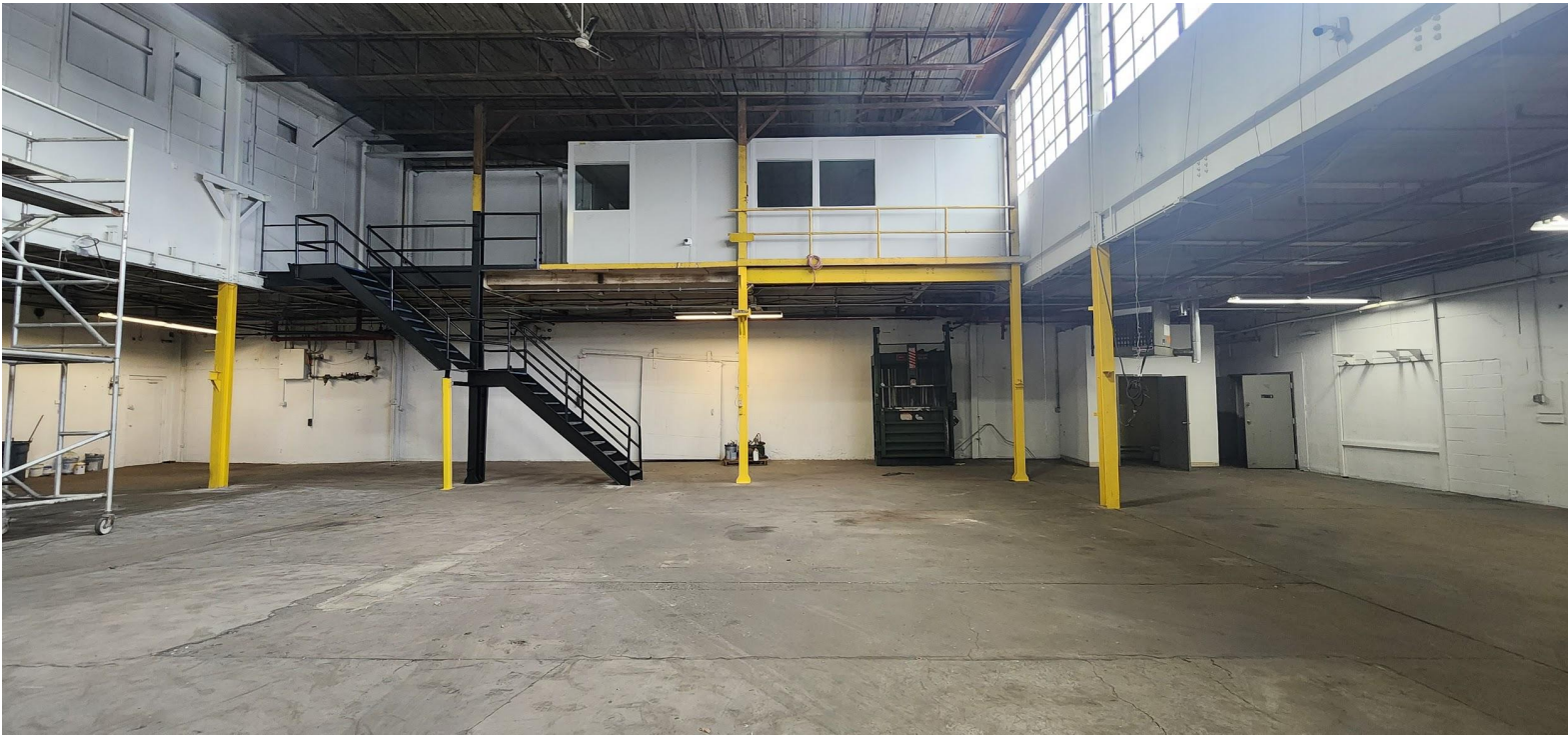
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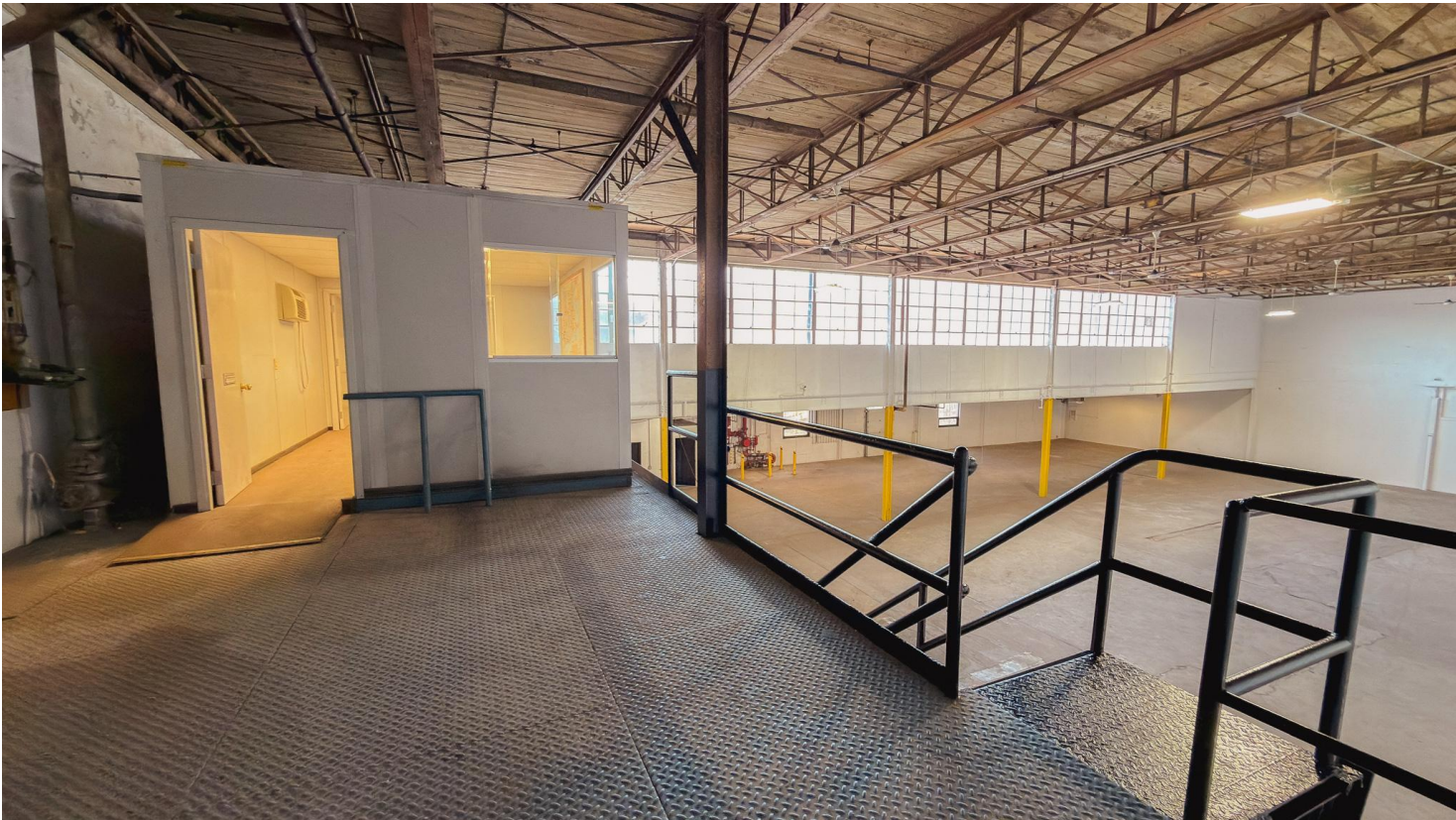
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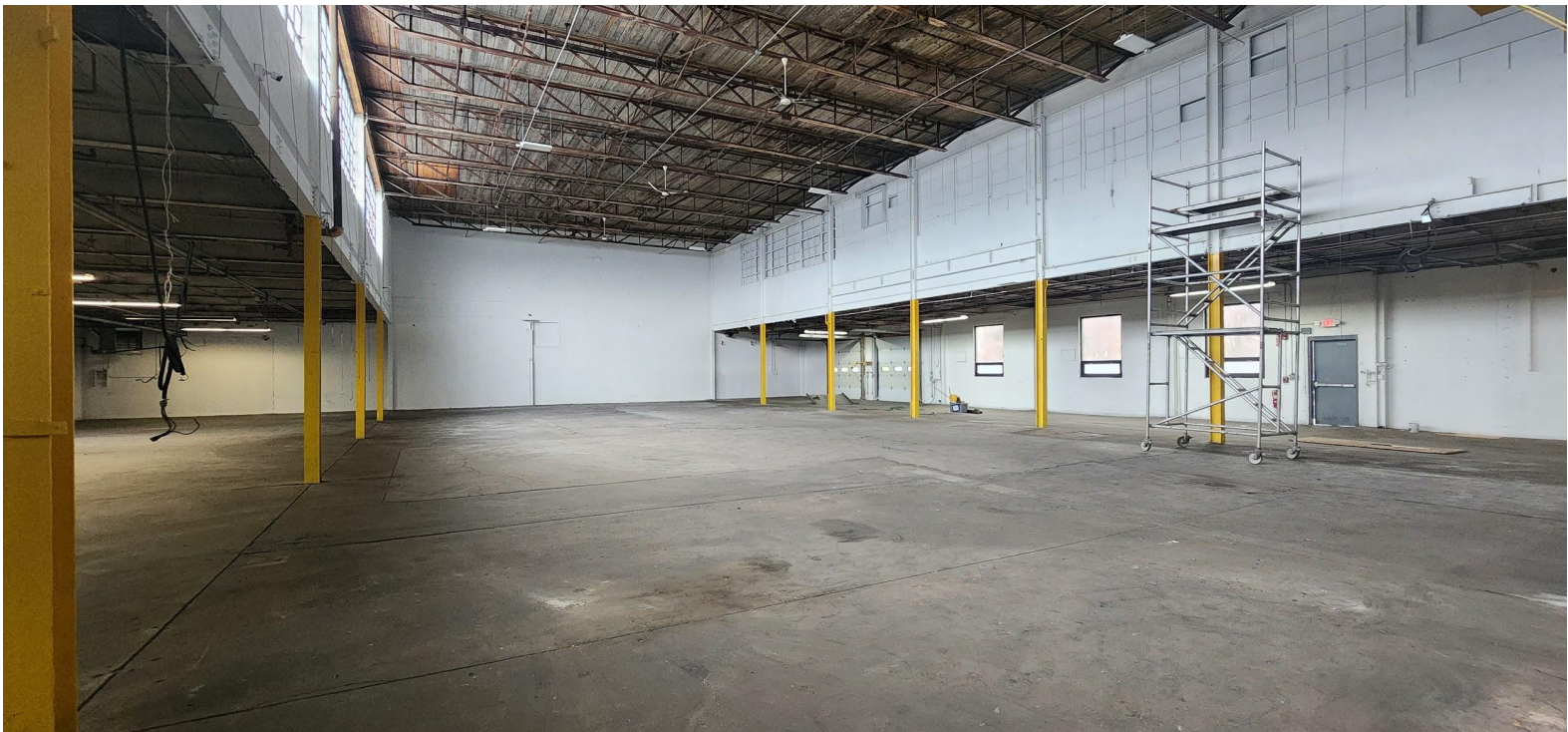
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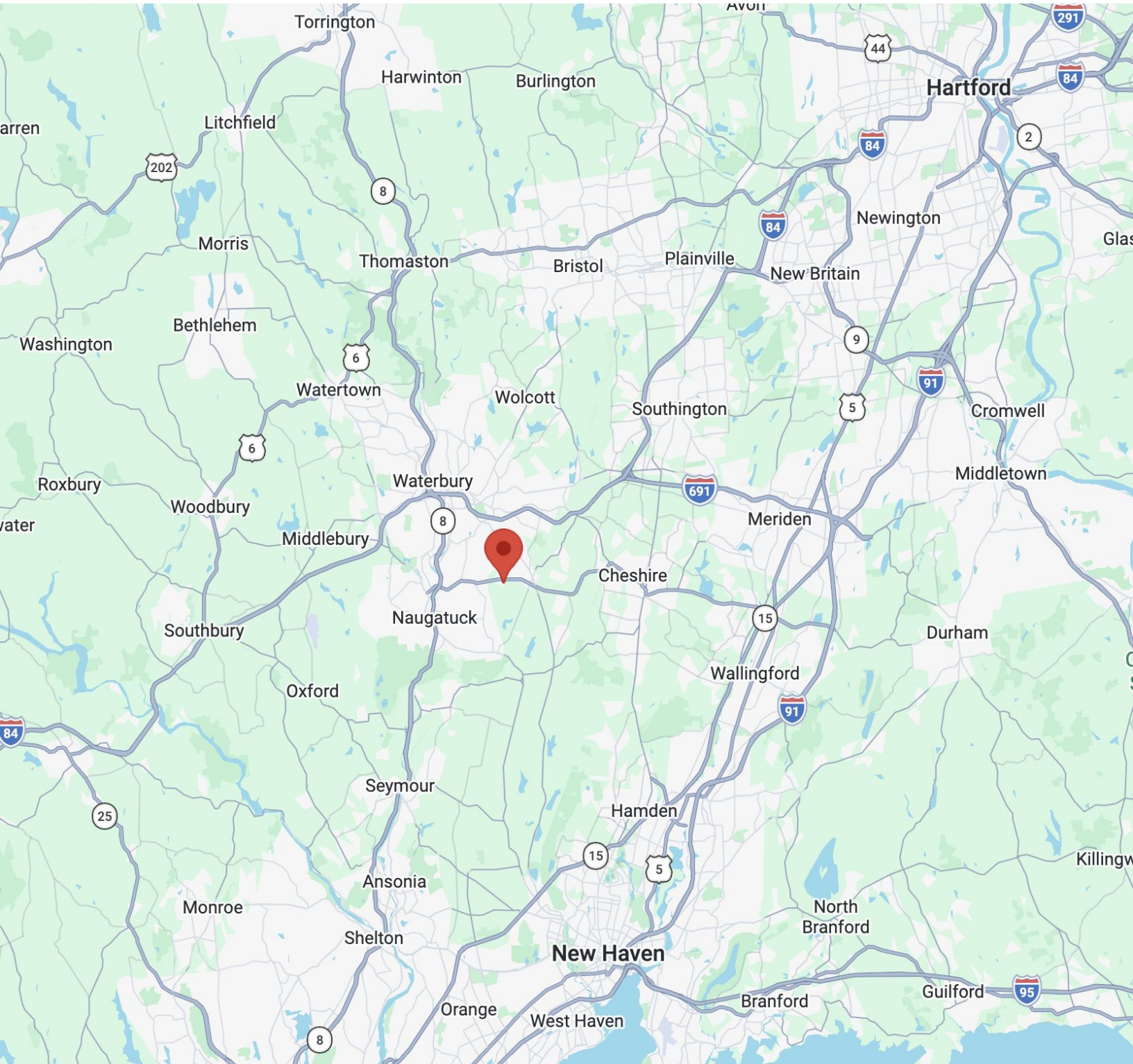
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**MATTHEWS COMMERCIAL PROPERTIES LLC**  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)