

Lease rate  
**\$9.60** psf  
 gross + utilities

**Jim Basquil**  
 860 817 6960  
[jim.basquil@colliers.com](mailto:jim.basquil@colliers.com)

864 Wethersfield Avenue  
 Hartford, CT 06114  
 860 249 6521  
[colliers.com/hartford](http://colliers.com/hartford)

## 84 Progress Lane Waterbury, CT 06705

Premier office space for lease  
 (6,000 – 19,194 sf)

Arguably, one of Waterbury's finest mixed use industrial and office facilities located prominently at the peak of Progress Lane, situated at the 4 way interchange at Exit 25A off I-84. Owned and managed by Cornerstone Realty since 1997.

### Features

- ±144,157 sf with ±19,194 sf available for lease
- Will subdivide to ±6,000 sf
- Located within close proximity to many local amenities, banks, shopping and restaurants
- IP Zoning
- Situated at the 4 way interchange at Exit 25A off I-84
- Owned and managed by Cornerstone Realty since 1997
- 15.36 acres site
- 350 parking spaces; Trailer parking also available
- **3-months free rent with 5-year lease**

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



**Contact:**

**Jim Basquil**  
860 817 6960  
jim.basquil@colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)