



864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main
860 247 4067 Fax
colliers.com/hartford

Property Summary

Office For Lease

**ADDRESS: 84 Progress Lane
Waterbury, CT 06705**

Directions: From Hartford, take I-84 West. Take Exit 25A and turn right onto Austin Road. Turn left onto Progress Lane. The property is on the left.

Lease Price: \$9.60 psf gross + utilities



BUILDING SPECIFICATIONS

Total Square Feet:	±144,157 SF	Fire Protection:	Fire alarm, water sprinkler
Available Square Feet:	±19,194 SF	Surface Type:	Asphalt
No. of Floors:	2	Highway access:	Easy access to I-84
Property Use:	Multiple tenancy	Availability:	Immediately
Will Subdivide To:	±6,000 SF	Year Built:	1982
Construction:	100% masonry, non-comp.	Lot Size:	15.36 acres
Roof:	Carlisle membrane	Zoning:	IP
Exterior:	Masonry block, concrete block, dry-VIT	Parking:	350 spaces
Elevators:	1	Elevator:	Yes; Passenger
Electrical:	2,500A at 480V	HVAC:	Gas fired heating, rooftop mechanical A/C units
Interior Partitioning:	Drywall, concrete fire walls	Sprinklers:	Wet system

COMMENTS: 3-months free rent with 5-year lease.

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. Located within close proximity to many local amenities, banks, shopping and restaurants.