

# FOR LEASE

562 CAPTAIN NEVILLE DRIVE, WATERBURY CT

562 CAPTAIN NEVILLE DRIVE | WATERBURY, CT 06705



## PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 29,966 SF of premier industrial and office space at 562 Captain Neville Drive, Waterbury CT. This space provides high visibility and a flexible layout for a variety of uses including manufacturing, warehousing, light distribution, and many more. Additionally, this facility is conveniently located less than 1/4 mile off of I-84 E/W and is a prime location for your business.

## PROPERTY HIGHLIGHTS

- Flexible with multiple uses in the IP zone
- Less than 1/4 mile from I-84 East & West
- Ample power distribution
- Bright space with new LED lighting

## OFFERING SUMMARY

Lease Rate:	\$6.50 NNN
Available SF:	29,966 SF
Lot Size:	10.4 Acres
Building Size:	84,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	3	2,793	6,367
Total Population	9	6,078	14,100
Average HH Income	\$103,676	\$62,413	\$70,849

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## \$6.50 NNN

### BUILDING SPECIFICATIONS

Building Size	84,000 SF
Available Space	29,966 SF
Warehouse	26,966 SF
Office	3,000 SF
Ceiling Height	13'9" to beam; 16'4" to joist
	1 @ 10' x 8'5"
Docks	An additional loading dock can be added
	1 @ 14'5" x 12' back load
	1 @ 14'5" x 16' side load
Column Spacing	30' x 40'
Year Built	1967
Year Last Renovated	1971

### MECHANICAL/UTILITIES

Power	400 amp, 240 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	Public
Electric Company	Eversource

### LAND

Lot Size	10.4 Acres
Rail	No
Zoning	IP
Parking	65

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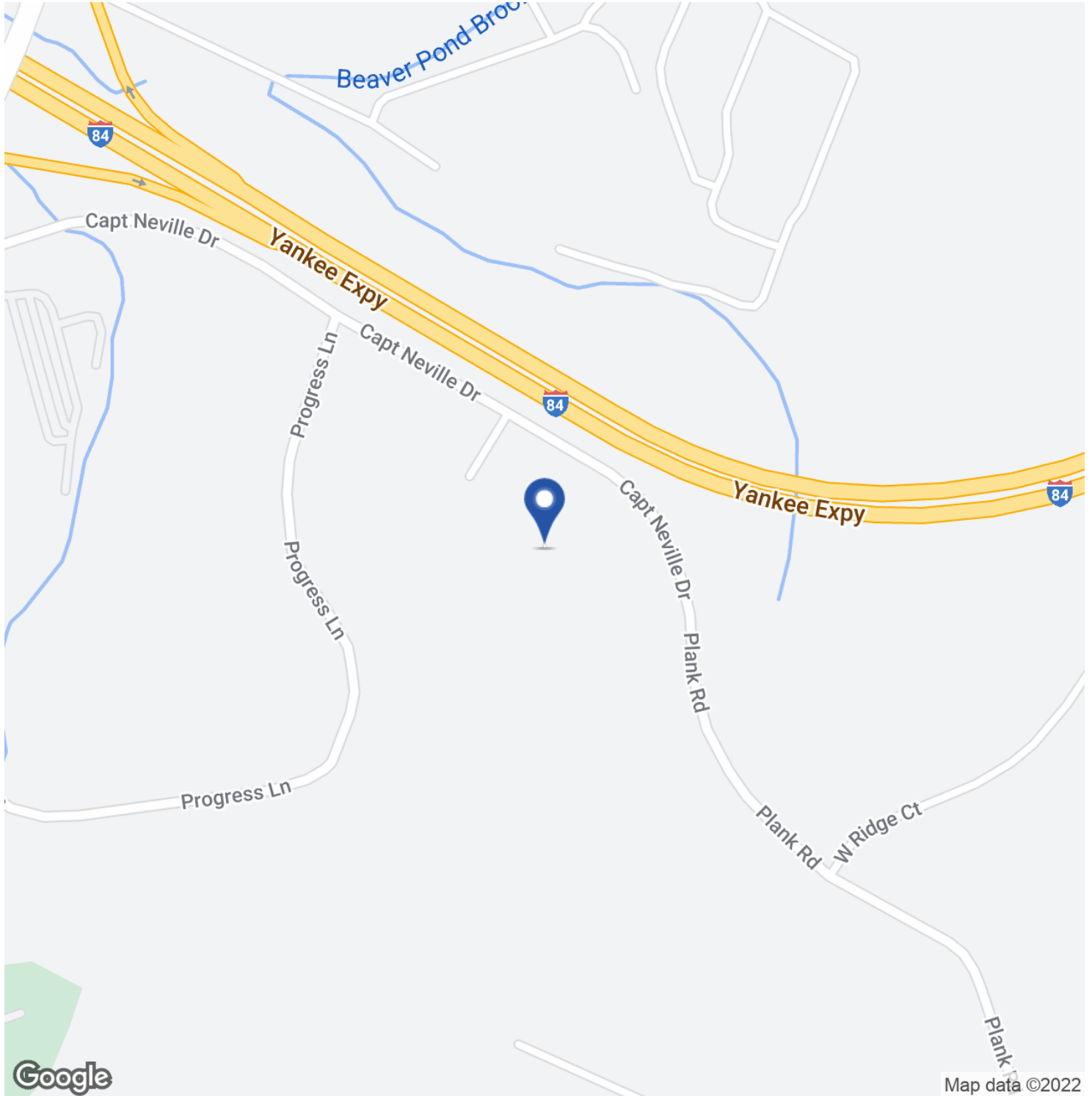




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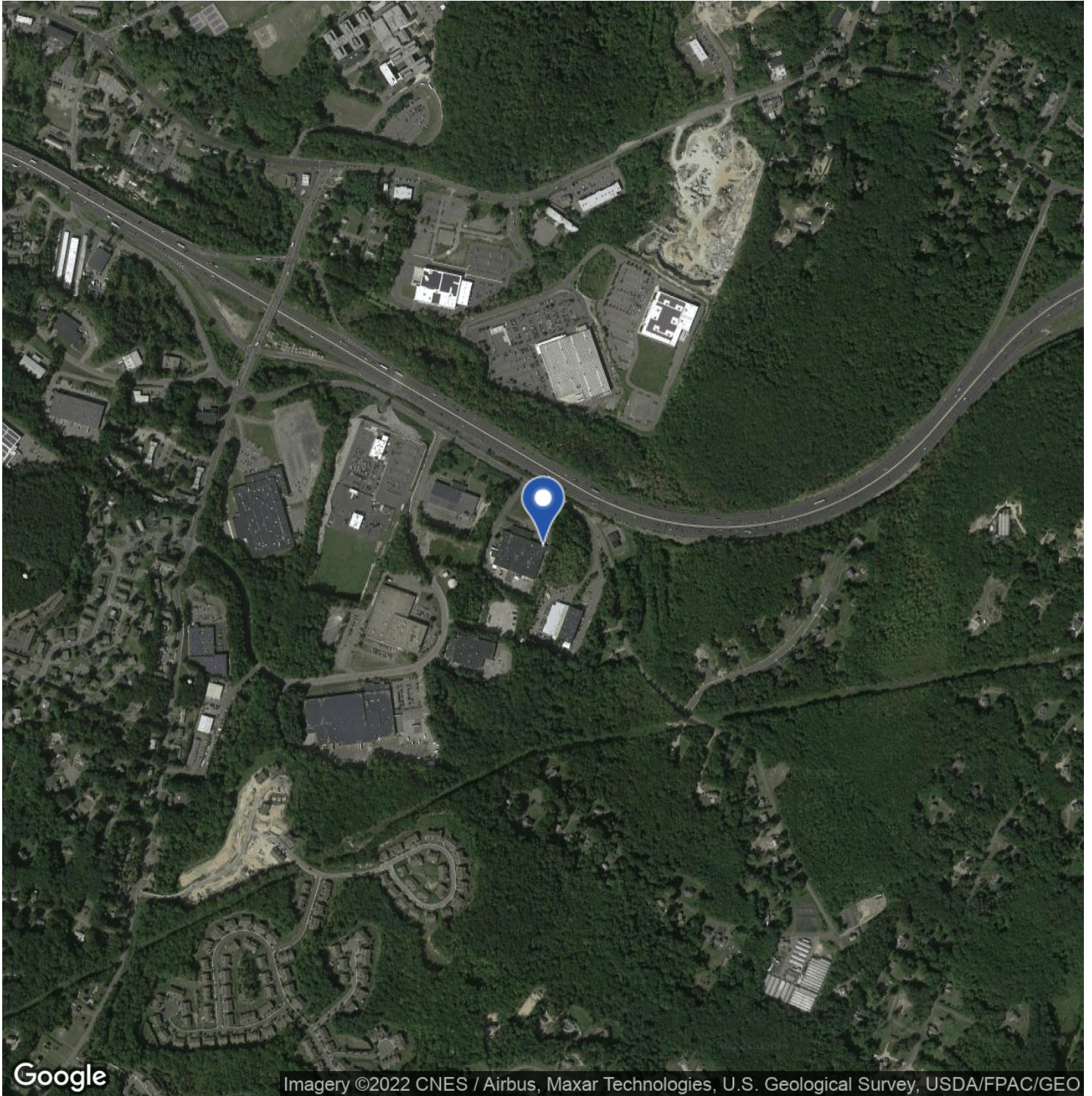
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Google

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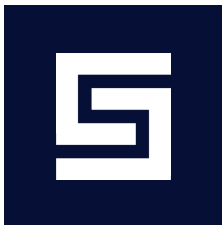
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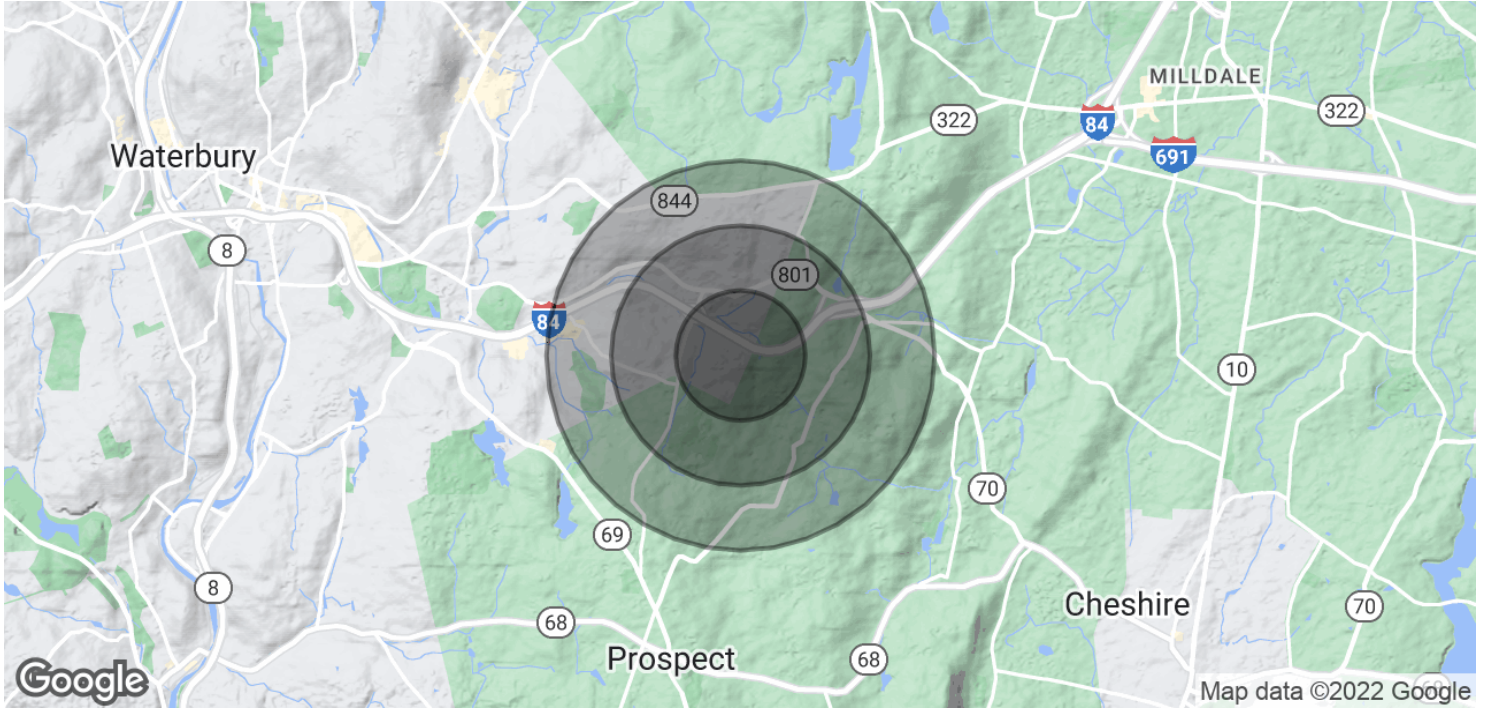




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## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	9	6,078	14,100
Average Age	34.5	38.7	43.4
Average Age (Male)	34.5	33.0	39.3
Average Age (Female)	34.6	41.1	45.0

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	3	2,793	6,367
# of Persons per HH	3.0	2.2	2.2
Average HH Income	\$103,676	\$62,413	\$70,849
Average House Value	\$117,621,533	\$292,201	\$227,084

\* Demographic data derived from 2020 ACS - US Census

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