



**CORNERSTONE REALTY, INC.**  
YOUR FOUNDATION FOR BUILDING SUCCESS™



**185 HUNTINGDON AVE. WATERBURY, CT. 06708**  
**+/- 26,700 SQ FT AVAILABLE**  
**WAREHOUSE - MANUFACTURING & OFFICE SPACE**



## UNIT HIGHLIGHTS:

- CLOSE PROXIMITY TO ROUTE 8 / I-84
- THREE 14' X 14' DRIVE-IN DOORS
- TWO 8' X 8' LOADING DOCKS
- APPROXIMATELY 1.5 ACRES OF YARD SPACE
- PROPERTY IS GATED AND SETBACK FROM THE STREET

For more information contact: Ryan Bessette, Leasing Representative & Licensed Real Estate Broker in CT  
Cornerstone Realty, Inc. 203-802-7218 - [rbessette@cmcict.com](mailto:rbessette@cmcict.com)

Property Owned and Managed by: Cornerstone Realty, Inc.

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - [www.criperties.net](http://www.criperties.net)  
While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.

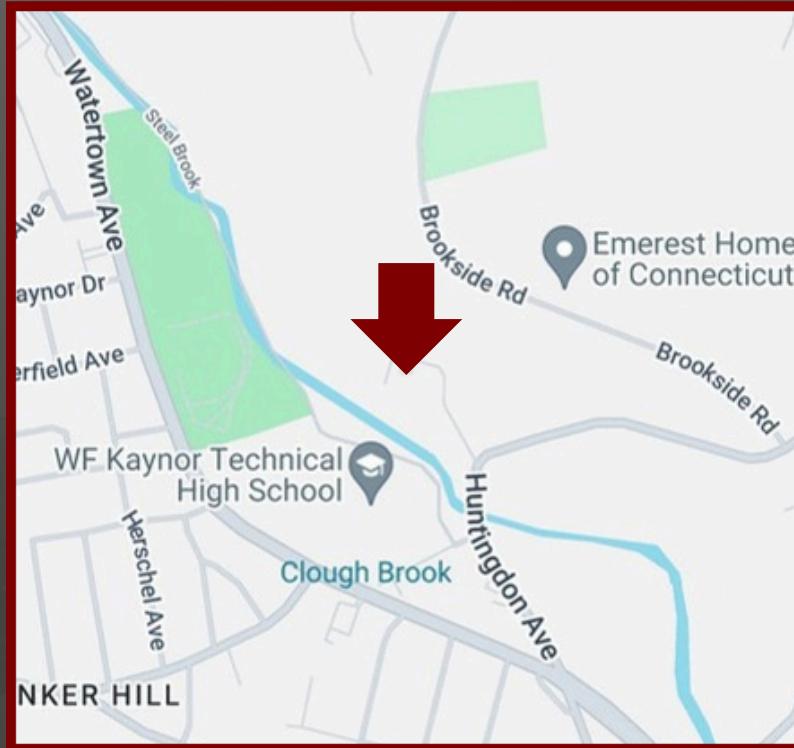


# PROPERTY OVERVIEW:

The property is divided in sections with section (1) of office space offers +/- 2,400 square feet of air conditioned area. Section (2) Industrial light manufacturing provides +/- 12,000 square feet with a 16'-18' clear height and section (3) of +/- 13,000 square feet of industrial light manufacturing space with a clear height of 14' - 16'. The property is one-story.

## LEASE INFORMATION:

- SIZE: +/- 26,700 SF
- TERM: NEGOTIABLE
- RENTAL RATE: \$6.95 NNN
- ZONING: IP / INDUSTRIAL
- AVAILABILITY: NOW



## MECHANICAL EQUIPMENT:

- OFFICE A/C: YES
- SHOP A/C : NO
- OFFICE HEAT: YES (NATURAL GAS)
- SHOP HEAT: YES (NATURAL GAS)
- SPRINKLERS: YES / DRY

## UTILITIES:

- TYPE OF HEAT: GAS, HOT AIR
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 1600 AMP / 480 HEAVY
- PUBLIC: WATER & SEWER

## LAND

- AREA: +/- 5.5 AC
- PARKING 50 SPACES

## BUILDING FEATURES:

- CEILING HEIGHT: 14' - 18'
- COLUMN SPACING: 20'
- DRIVE IN DOORS: 3
- EXTERIOR DOCKS: 2
- LEVELERS: 2 EXTERNAL
- ROOF TYPE: METAL
- CONSTRUCTION: METAL
- FLOORS: 1 (CONCRETE)
- YEAR BUILT: 1968
- OFFICE SPACE: +/- 2,400 SF SF
- RESTROOMS: 4 FULL

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