

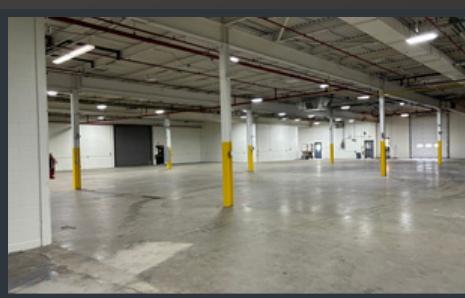


CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



**562 CAPTAIN NEVILLE DR.
WATERBURY, CT. 06705**

29,966 SQ FT AVAILABLE WAREHOUSE / MANUFACTURING / OFFICE



UNIT HIGHLIGHTS:

- +/- 3,000 SQ FT OFFICE SPACE
- CLOSE PROXIMITY TO I-84 / RT 8 / I-691
- LARGE 12' X 14' & 12' X 16' DRIVE IN DOORS
- ONE 8' X 10' LOADING DOCK
- AIR CONDITIONED OFFICE AND WAREHOUSE SPACE
- AVAILABLE JANUARY 2026

For more information contact:

Ryan Bessette, Leasing Representative & Licensed Real Estate Broker in CT, Cornerstone Realty, Inc.

203-802-7218 - 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.criproperties.net

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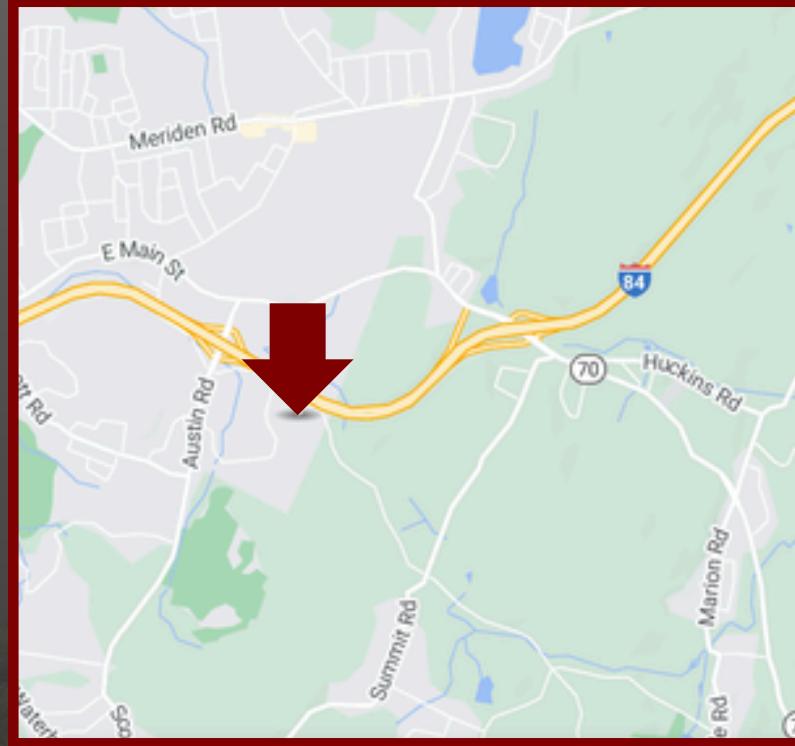


PROPERTY OVERVIEW:

This +/- 87,000 square foot industrial building offers approximately 29,966 square feet of warehouse and manufacturing space including +/- 3,000 Sq Ft of office area. Direct access to Interstate 84.

LEASE INFORMATION:

- AVAILABLE SF: +/- 29,966 SF - NON-DIVISIBLE
- WAREHOUSE: +/- 26,966 SF
- OFFICE AREA: +/- 3,000 SF
- TERM: 3 + YEARS
- RENTAL RATE: \$7.25 NNN/SF/YR
- ZONING: IP / INDUSTRIAL
- AVAILABILITY: JANUARY 2026



MECHANICAL EQUIPMENT:

- OFFICE A/C: YES
- SHOP A/C : YES
- OFFICE HEAT: YES (NATURAL GAS)
- SHOP HEAT: YES (NATURAL GAS)
- SPRINKLERS: YES/WET

UTILITIES:

- TYPE OF HEAT: GAS, HOT AIR
- ELECTRIC SERVICE: EVERSOURCE
- POWER: 400 AMP 240 VOLT 3 PHASE
- WATER & SEWER: PUBLIC

AVAILABLE SPACE FEATURES:

- CEILING HEIGHT: 14' BEAM - 16' DECK
- COLUMN SPACING: 30' X 40'
- DRIVE IN DOORS: 2
- LOADING DOCKS: 1
- ROOF TYPE: RUBBER MEMBRANE
- CONSTRUCTION: BLOCK / STEEL
- FLOORS: 1 (CONCRETE)
- YEAR BUILT / RENO: 1967 / 1971
- OFFICE SPACE: +/- 3000 SF
- RESTROOMS: 2 FULL
- TENANCY: MULTI-TENANT

LAND

- AREA: 10.4 AC
- PARKING: 65 SPACES
- RAIL ON SITE: NO

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