

CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



84 PROGRESS LANE WATERBURY, CT. 06705
+/- 14,230SQ FT AVAILABLE

PROFESSIONAL OPEN PLAN OFFICE & WAREHOUSE SPACE

LEASE RATE: CALL FOR DETAILS



UNIT HIGHLIGHTS:

- CLOSE PROXIMITY TO I-84
- OFFICE PARK SETTING
- ABUNDANT PARKING AVAILABLE
- 9,000 SQFT OFFICE SPACE
- 5,230 SQFT WAREHOUSE SPACE
- FIRST FLOOR UNIT

For more information contact:

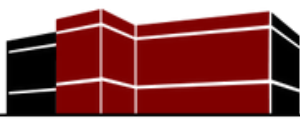
Ryan Bessette Leasing Representative, Cornerstone Realty, Inc. (203) 802-7218 | rbessette@cmcict.com

Licensed Connecticut Real Estate Broker

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

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



PROPERTY OVERVIEW:

Well-located industrial/flex space featuring an efficient blend of approximately 9,000 square feet of office space and 5,230 square feet of warehouse functionality, anchored by a prominent retail-style main entrance ideal for customer-facing operations. Situated in Waterbury's established industrial corridor, this first-floor unit is well suited for contractors, light manufacturing, distribution, or service-oriented businesses seeking strong visibility, convenient access, and excellent proximity to major highways.



LEASE INFORMATION:

- SIZE: +/- 14,230 SF
- TERM: NEGOTIABLE
- RENTAL RATE: CALL FOR DETAILS
- ZONING: IP
- AVAILABILITY: NOW

MECHANICAL EQUIPMENT:

- OFFICE & WAREHOUSE A/C: YES
- OFFICE & WAREHOUSE HEAT: YES
- SPRINKLERS: YES

LAND:

- AREA: +/-15.36 AC
- PARKING: ABUNDANT

BUILDING FEATURES:

- CONSTRUCTION: MASONRY
- FLOOR: 1ST FLOOR
- OFFICE SPACE: +/- 9,000 SF
- WAREHOUSE SPACE +/- 5,230 SF
- RESTROOMS: YES
- LOADING DOORS 2 - ROLL UP
- CEILING HEIGHT 12'
- HVAC THROUGHOUT

UTILITIES:

- TYPE OF HEAT: GAS, HOT AIR
- ELECTRIC SERVICE: EVERSOURCE
- WATER & SEWER PUBLIC

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