

FOR LEASE

**130 Scott Road
Waterbury, CT 06705**



**RETAIL SPACE
2,080 SF +/-**

GROUND FLOOR FRONT RETAIL SPACE

- **End CAP - Corner Location**
- **Well Established Retail Location**
- **Excellent Access to Exit 25 - I-84**
- **Asking \$12.00 PSF Gross Plus Utilities**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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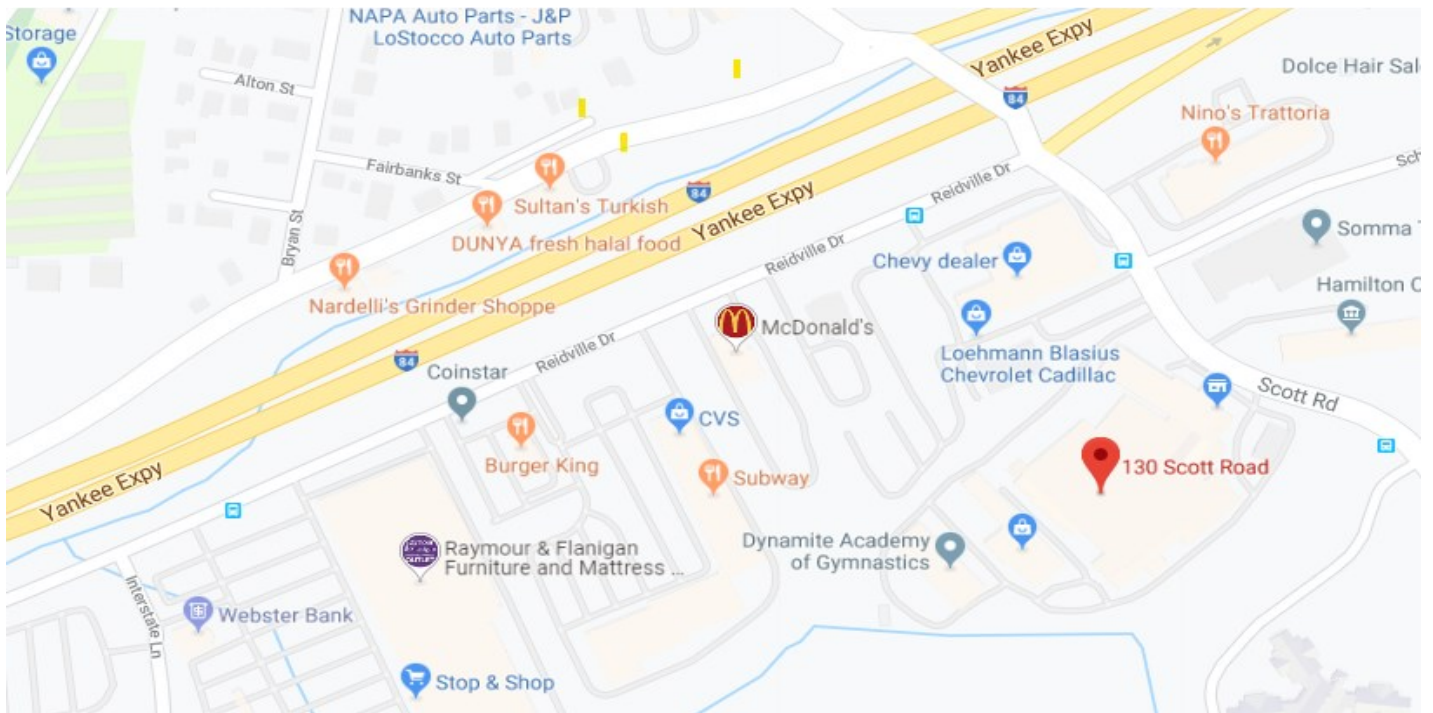
PROPERTY DATA FORM

PROPERTY ADDRESS	130 Scott Road		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO			
Total S/F	2,080 SF+/-	MECHANICAL EQUIP	Sprinklered
Exterior construction	Block	OTHER	Yes
UTILITIES		Zoning	Commercial
Sewer	City	Parking	Excellent
Water	City	Interstate	I-84—Exit 25
Gas	Eversource	TERMS	
Electric	Eversource	Lease rate	\$12.00 PSF
	200 Amps		

COMMENTS:

Other Tenants Located In This Power Center Include:

- Brass City Raceway
- Dynamite Academy of Gymnastics
- Heart & Sole Dance Studio
- State Farm Insurance
- Trantolo & Trantolo
- I-84 Wines & Liquors



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