

FOR LEASE

102,281 SF INDUSTRIAL SPACE

400 CAPTAIN NEVILLE DRIVE | WATERBURY, CT 06705



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 88,475 SF of high tech manufacturing space and 13,806 SF of open plan flex space at 400 Captain Neville Drive, Waterbury for lease.

Full 5% fee paid to procuring broker!

PROPERTY HIGHLIGHTS

- Ten dock doors with load levelers
- 600 amp/480 volt power - expandable to 1,200 amps
- 50' x 50' column spacing
- 570 parking spaces on 20 acres
- Located on the east side of Waterbury off of Exit 25A
- Less than 1/4 mile from I-84
- Sophisticated management capable of completing tenant build-outs

OFFERING SUMMARY

Lease Rate:	\$4.75 SF/yr (NNN)
Available SF:	13,806 - 102,281 SF
Lot Size:	20.5 Acres
Building Size:	208,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,715	18,323	53,416
Total Population	6,536	45,949	138,488
Average HH Income	\$61,058	\$70,686	\$66,783

CHRIS DUCLOS

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NICK PINTO

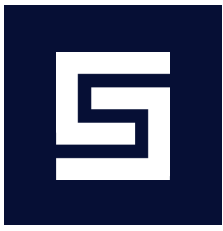
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\$4.75 NNN

BUILDING SPECIFICATIONS

Building Size	208,000 SF
Office Space	19,444 SF
Warehouse	82,836 SF
Ceiling Height	16.5 ft
Docks	10
Drives	3
Roof	Rubber Membrane - Firestone
Column Spacing	50' x 50'
Year Built	1971
Year Last Renovated	1980
Drives	3

MECHANICAL/UTILITIES

Power	600 amp, 480 volt, 3 phase - expandable to 1,200 amp
Air Conditioning	100%
Lighting	T-8
Sprinklers	Wet system
Water/Sewer Company	Municipal
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	20.5 Acres
Rail	No
Zoning	IP

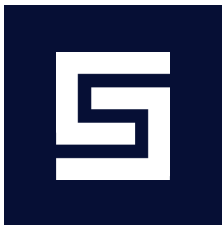
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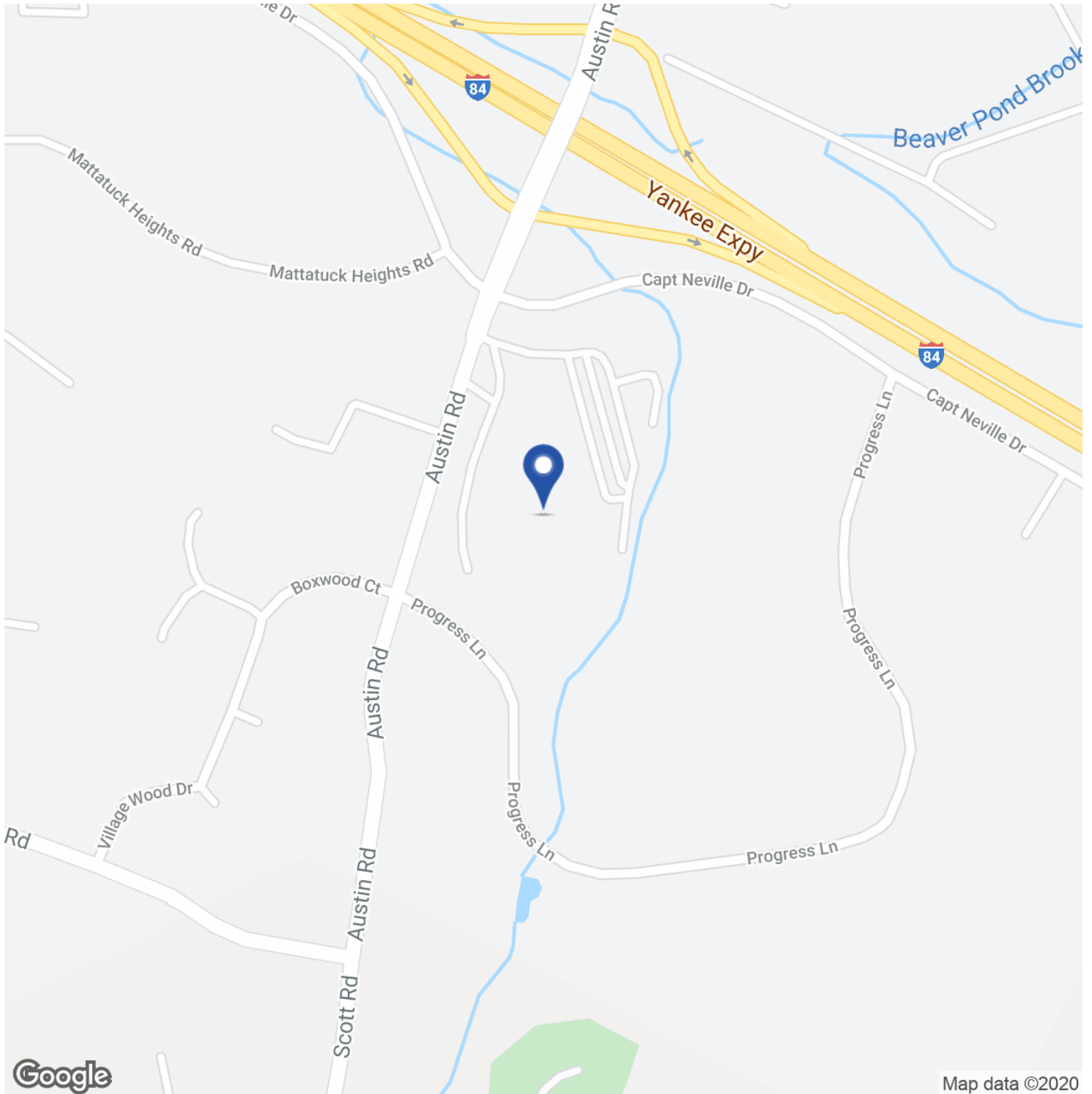
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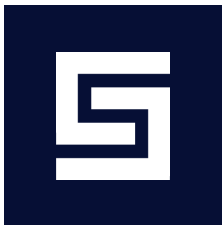
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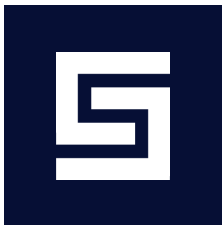
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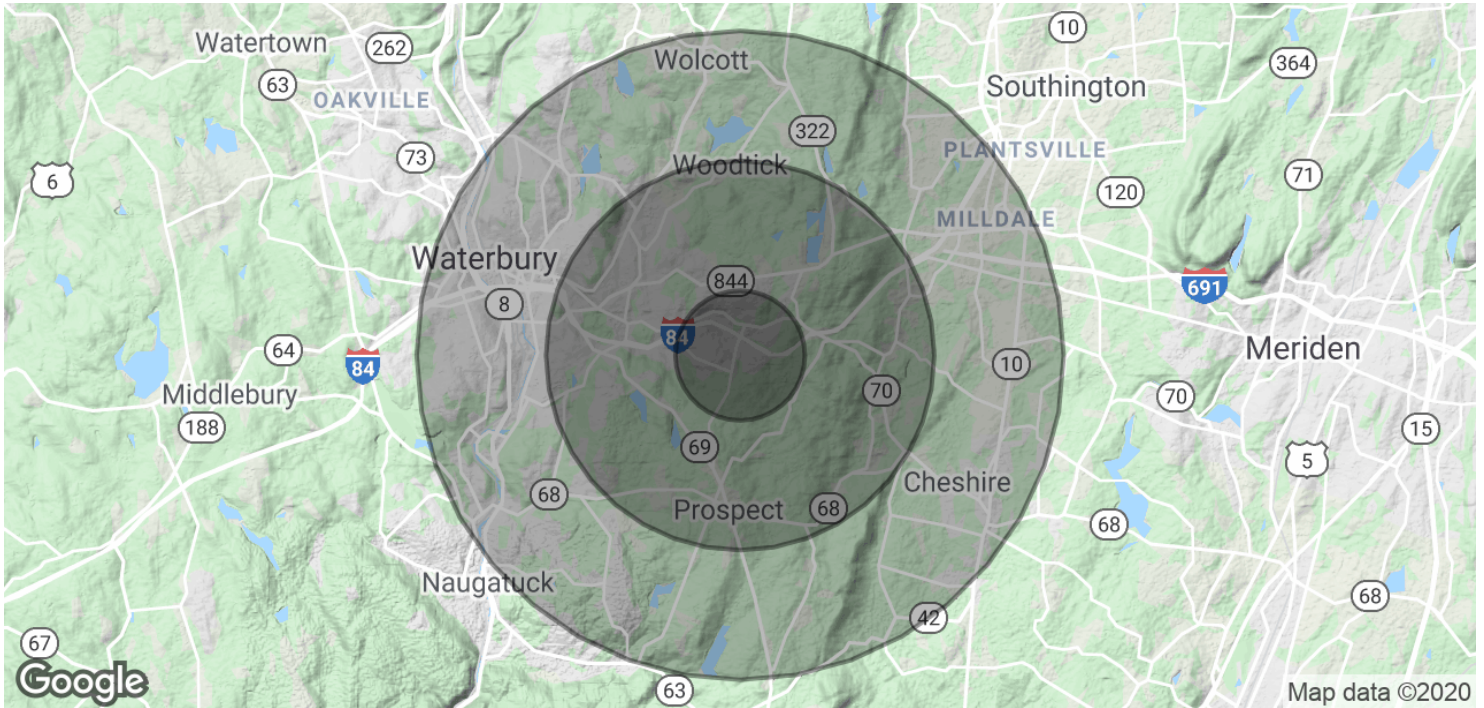
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,536	45,949	138,488
Average age	38.8	39.3	37.1
Average age (Male)	34.7	36.8	35.6
Average age (Female)	40.4	40.6	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,715	18,323	53,416
# of persons per HH	2.4	2.5	2.6
Average HH income	\$61,058	\$70,686	\$66,783
Average house value	\$213,356	\$244,124	\$281,090

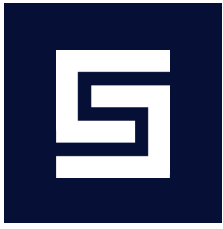
* Demographic data derived from 2010 US Census

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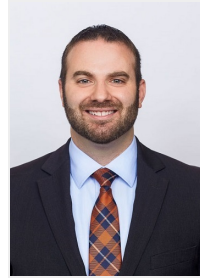
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