

# FOR LEASE

**24 Meriden Road  
Waterbury, CT 06705**



**3,600 S/F**

- **Free-standing building on RT 69 (Meriden Rd)**
- **Traffic count of 22,900 cars per day!**
- **Owner is ready to apply for drive-thru**
- **Excellent location for fast food!**
- **Aggressively priced**

**Lease rate: \$15.00 PSF Plus Nets**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	24 Meriden Road		
<b>CITY, STATE</b>	Waterbury, CT 06705		
<b>BUILDING INFO</b>			
Total S/F	3,600	<b>MECHANICAL EQUIP</b>	
Number of floors	1	Air conditioning	Partial
Avail S/F	3,600	Sprinkler	No
Will subdivide to	Yes	Type of heat	Gas
Avail overhead doors	3	<b>OTHER</b>	
Exterior construction	Decorative block & steel	Total acres	0.36
Interior construction	80' x 45'	Zoning	CA - Commercial
Ceiling height	10'	Parking	Good
Roof	Steel	Interstate / distance to	I-84 / 1/8 mile
Date built	1988	State Route / distance to	RT 8 / 1 mile
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Yes / City	Lease rate	\$15.00 PSF
Water	Yes / City		plus nets
Gas	Yankee Gas		
Electric	200 amps / 3 phase		

**COMMENTS:**

- THIS LOCATION IS READY FOR A COMPLETE REHAB
- OWNER IS WILLING TO PROCEED WITH APPROVALS FOR DRIVE-THRU



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