

FOR LEASE

**3670 East Main Street
Waterbury, CT 06705**



POWER RETAIL CENTER

- **Come join Ion Bank, Cheshire Coffee, Tiramisu Restaurant, Subway and many others.**
- **1,975 S/F +/- available**
- **Separate utilities**
- **Fastest growing area in Waterbury**
- **Shadowed by Costco, Kohl's, Saint Mary's Hospital and Restaurant Depot**
- **Aggressively priced @ \$13.75 PSF + Nets**



MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
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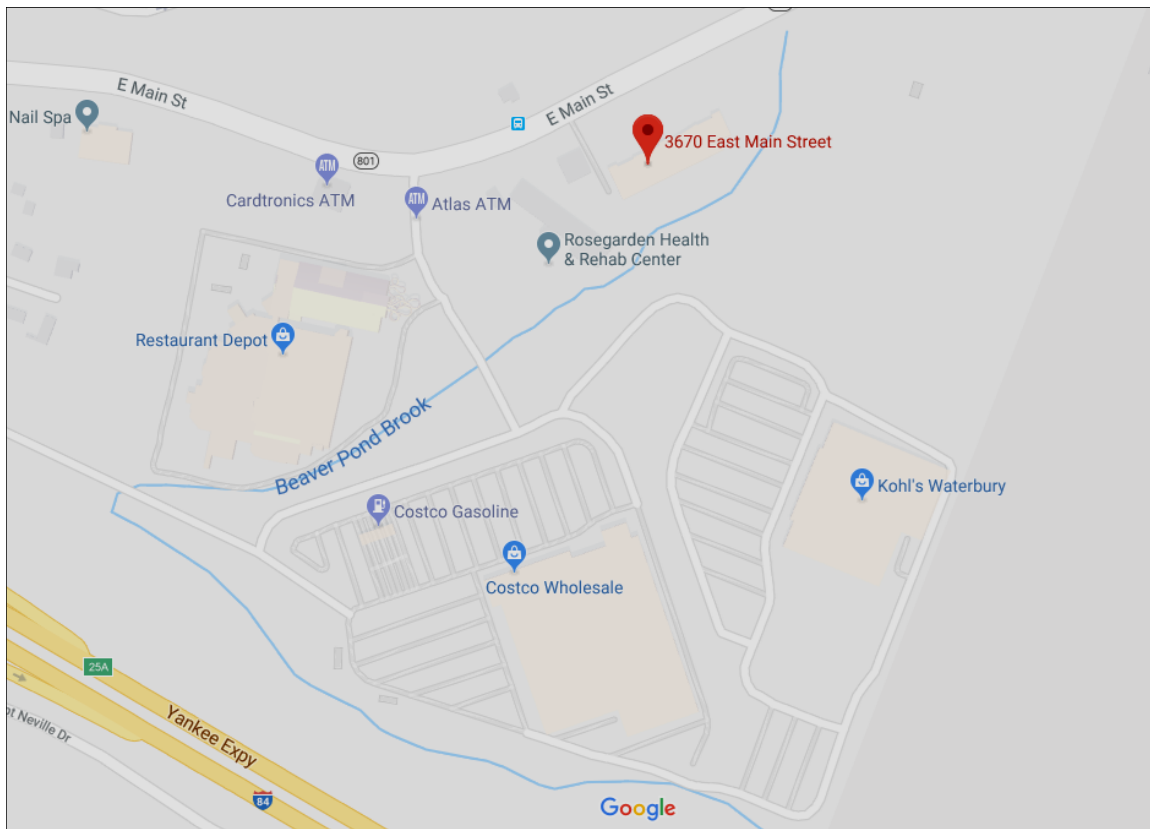
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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	3670 East Main Street		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP	
Available S/F	1,975	Air conditioning	Central
Column space	0	Sprinkler / Type	Yes
Exterior construction	Decorative block	Type of heat	Gas
Interior construction	Finished	OTHER	
Ceiling height	10'	Zoning	Commercial
Roof	Steel seam	Parking	Excellent
Date built Avail docks	2012		
UTILITIES		TERMS	
Sewer	City	Lease rate	\$13.75 PSF + Nets
Water	City		Average \$7.40 PSF
Gas	Eversource		
Electric	Eversource		
Amps	200		

COMMENTS:



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