

1 Mattoon Road - Unit 6

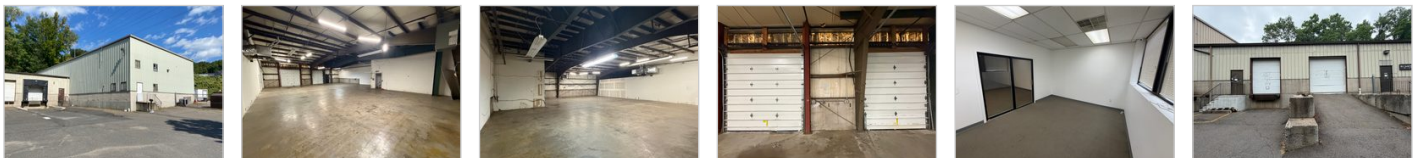
1 Mattoon Road, Unit 6, Waterbury, CT, 06708 · available · Mattoon Road



SPECIFICATIONS

Available	5,056 SF	Zoning	IL
Building size	24,240 SF	Heating	Propane
Uses	Industrial, flex, storage, warehouse	Cooling	Window/wall unit (office only)
Clear height	12ft	Water	City
Loading docks	1	Sewer	City
Drive-in doors	1	Gas	N/A
Power	200 A / 208 V / 3-phase	Lot size (acres)	4.4
Year built	1980		

MORE PHOTOS



PROPERTY DETAILS

Building Description

Located on a private drive, 1 Mattoon Road is a multi-tenant flex building, located off Route 73 Watertown Avenue - easy access to CT Route 8 and the I-84 / Rte 8 interchange. The 5,056sf space has one 10'X10' OH dock height door, plus one 10'X10' OH door with a ramp. The property is zoned IL and has vaulted ceilings with a height range of 12ft to 14ft allowing for a variety of industrial/flex uses.

Why Waterbury?

Known as the "Brass City," Waterbury is a growing hub for commerce and industry with a strong local workforce, vibrant downtown revitalization, and excellent transportation infrastructure. Its central location makes it a convenient base for regional operations or customer-facing businesses.

Contact us today to schedule a tour or request more information.

Building highlights

120/208 volt, 3 phase power; 200 amp service in place

Sprinklered building

Vaulted ceiling heights of 12ft to 14ft