

2056 Thomaston Ave - Unit 2

2056 Thomaston Ave, Unit 2, Waterbury, CT, 06704 · available · South Commons Business Park



SPECIFICATIONS

Available	3,150 SF	Zoning	IL
Building size	6,300 SF	Heating	Gas
Uses	Industrial, flex, warehouse, storage	Cooling	Electric - Central Air (office only)
Clear height	14ft	Water	City
Loading docks	1	Sewer	City
Drive-in doors	1	Gas	Yes
Power	200 A / 208 V / 3-phase	Lot size (acres)	2.03
Year built	1985		

MORE PHOTOS



PROPERTY DETAILS

Building description

Flex industrial building located in a mixed use business development. Easy access to CT Route 8 and the I-84 / Rte 8 interchange. Located in an Enterprise Zone, which can provide tax abatement to a qualified business occupant. Two units are available. Each are 3,150sf and offer a mix of designated office space to go along with the warehouse portion. They can be combined for a total of 6,300sf of contiguous space.

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.

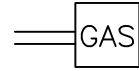
Contact us today to schedule a tour or request more information.

Building highlights

- 13'6" ceiling height
- Ample overhead lighting
- 1,000sf of air-conditioned office space
- Over 2,000sf of designated warehouse space
- One 10'x10' OH door with loading dock
- One 10'x10' OH door with drive-in bay
- Sealed floors
- Enterprise zone

BUILDING @
2056 THOMASTON AVE.
WATERBURY, CT.
SCALE: 1/4"=1'-0"
DATE: 4/15/26

SYMBOLS & LEGEND

- GAS

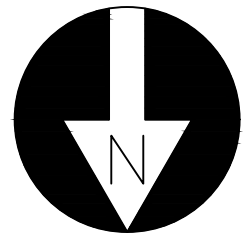
GAS METER
- D.I.O.D.

DRIVE IN OVERHEAD DOOR
- L.D.

LOADING DOCK
- TYP.

TYPICAL
- M.O.

MASONRY OPENING



REF.

