

27 South Commons - Unit A

27 South Commons, Unit A, Waterbury, CT, 06704 · available · South Commons Business Park



SPECIFICATIONS

Available	4,323 SF	Zoning	IL
Building size	14,000 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)	5.53
Year built	1983		

MORE PHOTOS



PROPERTY DETAILS

Building description

27 So Commons Rd is part of a 10 building mixed use development known as South Commons Business Park. Businesses include wholesale, wholesale-retail, distribution, manufacturing and medical. Easy access to Connecticut Route 8 and the I-84 / Route 8 interchange. 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. This 4,323 SF end-cap unit can be updated to include a loading dock door and/or drive-in door.

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

- 14' ceiling height
- Approximately 400sf of air-conditioned office space
- Over 3,500sf of designated warehouse space
- Can be updated to include a loading dock door and/or drive-in door
- Sealed floors
- Enterprise zone

