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WATERBURY ENTERPRISE ZONE

MANY POTENTIAL USES: 3 MILES TO I-84

**FOR LEASE | 15 BOYDEN STREET
(1604 THOMASTON AVENUE)
WATERBURY, CT 06704**

Newly renovated building suitable for many uses.
This 62,300 SF retail/office/industrial building located in the Waterbury Enterprise Zone has 7,000 SF available on the main floor with four drive-in doors.
Available parking and outdoor space.

The second floor offers 7,468 SF at a very affordable rate ideal for a dance studio, school, or woodworking shop.
In addition, 5,648 SF divisible office space available.
Close to I-84 and Route 8.

Lease Price:

\$2.75 to \$7.00
/SF NNN /SF NNN



Contact

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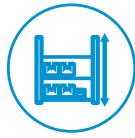
Flex space for lease with 10,900 ADT, ample parking for retail, office or industrial use.



3.5
Acres



40,000+/-
Square Feet
Available



9' - 22'
Clear Height



A/C
Office



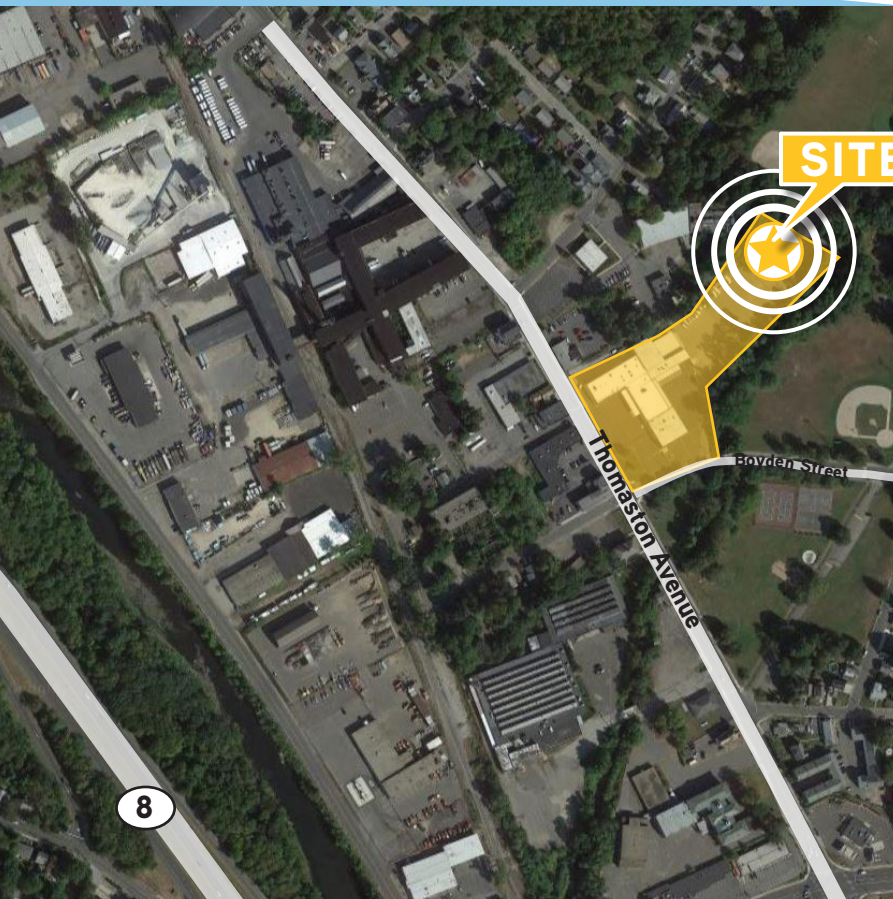
Zone
CG



**Drive-In
Doors**
12



Hwy. I-84
Route 8



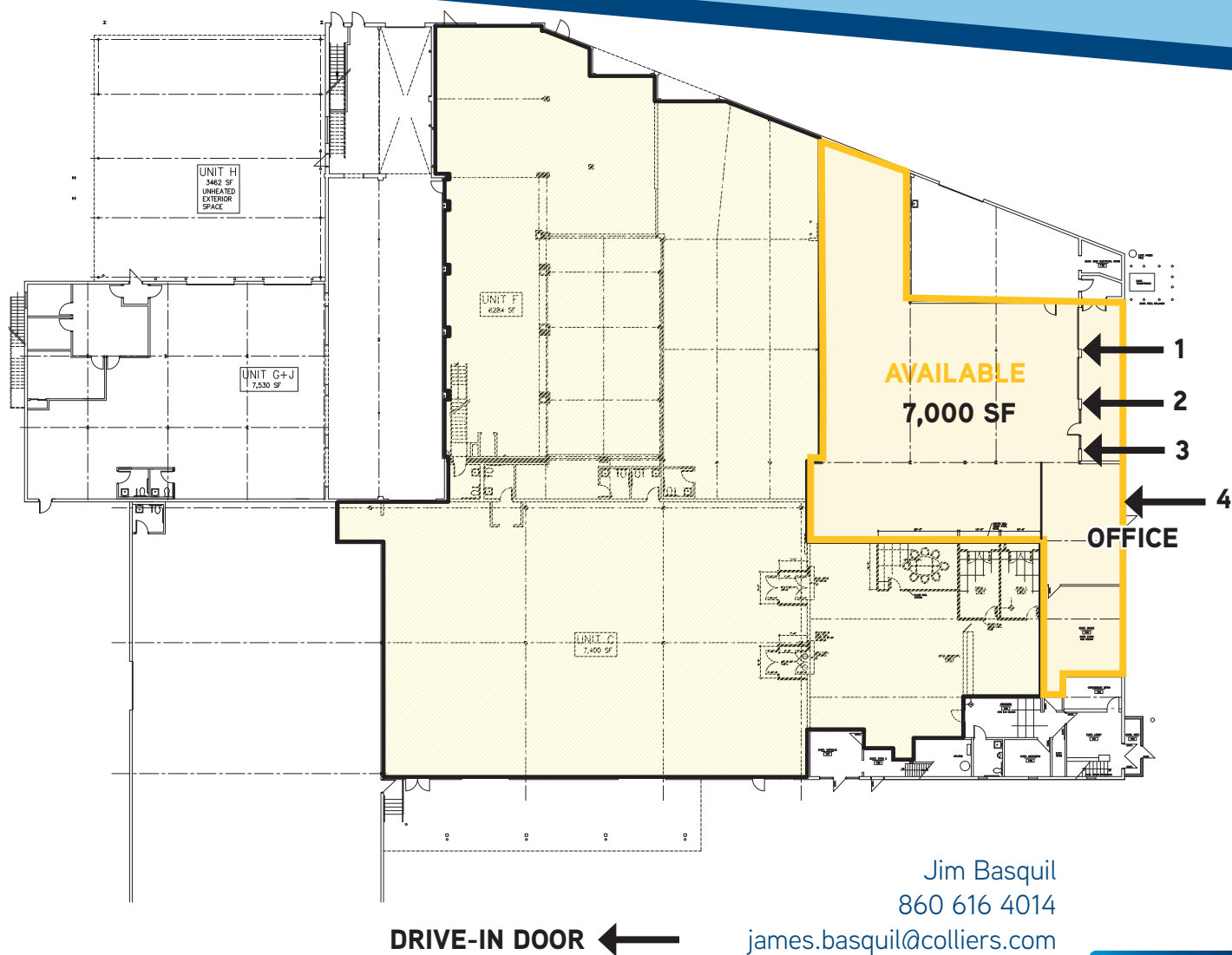
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2017 Total Population	7,552	72,127	143,835
2017 Total Households	2,882	27,426	55,234
Median Household Income	\$45,500	\$43,423	\$50,528

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FIRST FLOOR



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UNIT D CONFERENCE ROOM

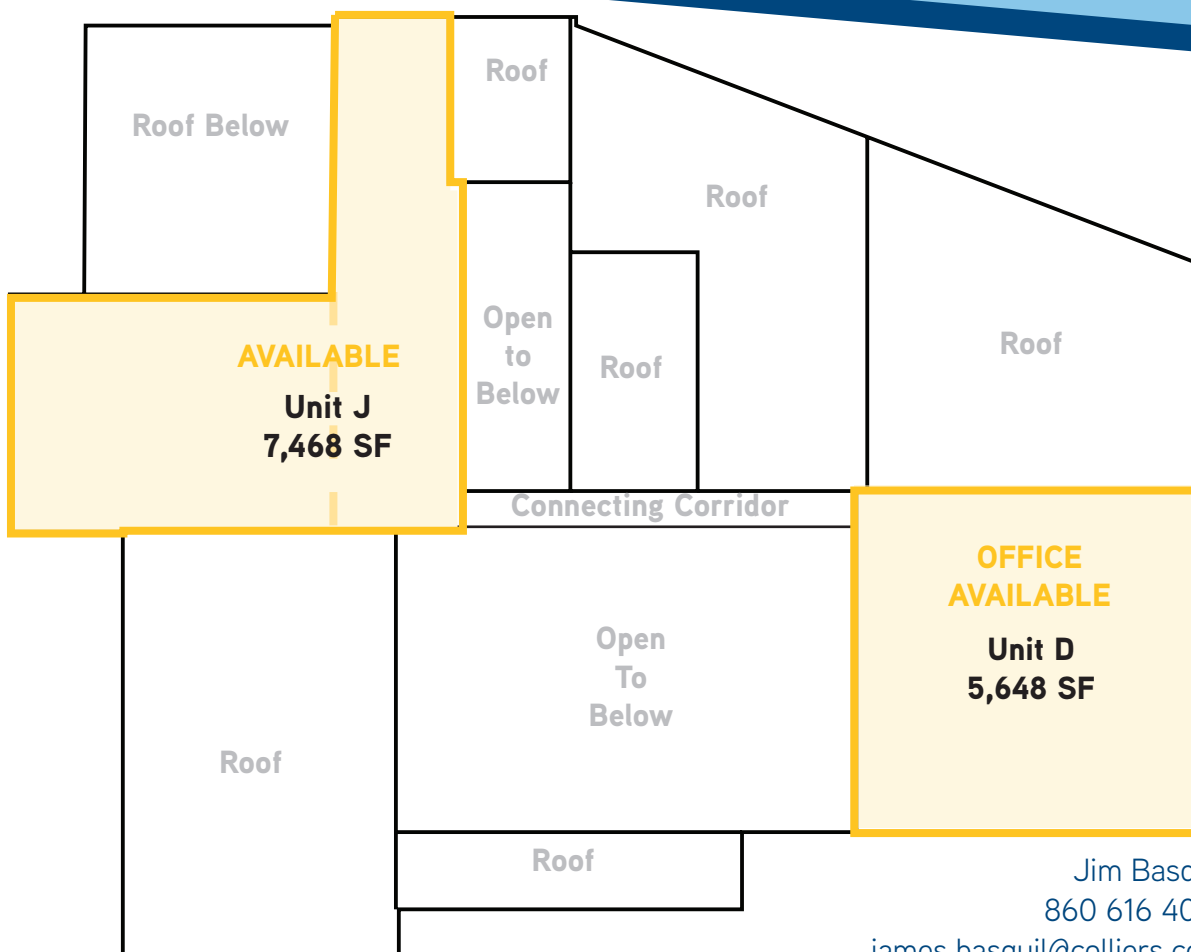


UNIT J



UNIT J

SECOND FLOOR



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