



Brass City Vertical Warehouse I.G. Zone Enterprise Zone

280 CHASE RIVER ROAD

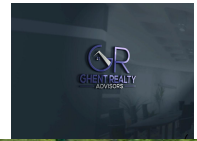
WATERBURY, CT 06704

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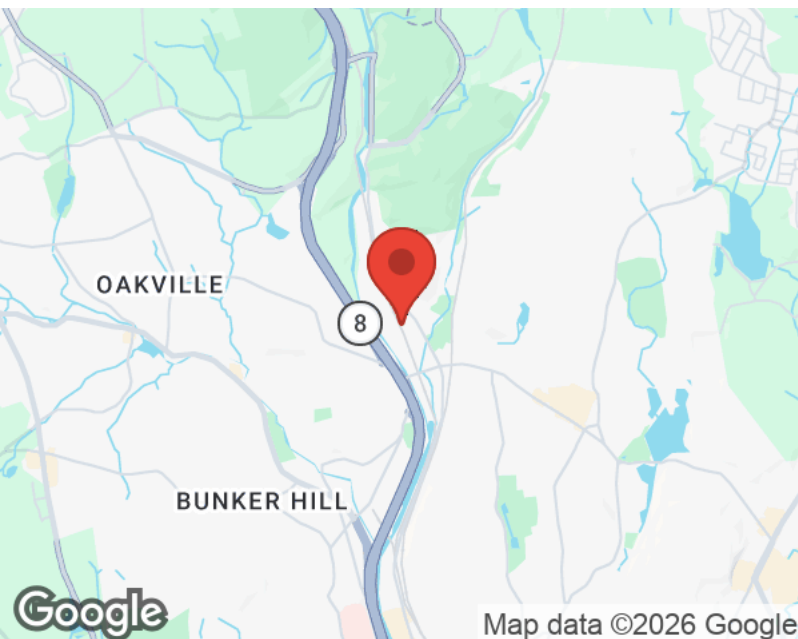
AVAILABLE SPACES

280 CHASE RIVER ROAD | WATERBURY, CT 06704



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Cross Dock	1,000	NEGO	\$2,000 /mo	Freight / Distrib		4/1/2026
Cross Dock	3,700	NEGO	\$3,500 /mo	Freight / Distrib		4/1/2026
Garage Annex	3,344	NEGO	\$2,500 /mo	Repair / Warehouse		4/1/2026
Annex 1	864	Occupied	\$1,500 /mo	Contractor / Storage		4/1/2026
Annex 2	1,248	NEGO	\$2,150 /mo	Contractor / Storage		4/1/2026
2nd Floor	12,000	NEGO	\$4 /sf/yr	See below		4/1/2026
3rd Floor	12,000	NEGO	\$3 /sf/yr	See Below		4/1/2026
4th Floor	12,000	NEGO	\$3 /sf/yr	See Below		4/1/2026



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PROPERTY SUMMARY

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Property Summary

Building SF:	64,648
4th Floor Rate	2.50 / Ft
3rd Floor Rate	\$3.00 / Ft
2nd Floor Rate	\$4.00 / Ft
Cross Dock 9-10	2,000.00/ month
Cross Dock 1-6	4000.00 /Month
Annex #2	\$2000.00 / Month
Zoning:	I.G. Industrial General
Economic	Enterprise Zone

Property Overview

Vertical Logistics Hub - Affordable Industrial Space with Loading 2 Loading Docks & Freight Elevator; - Ideal for Overstock Warehouse , Freight Distribution
Urban logistics hub
E-commerce micro-fulfillment center
Specialty manufacturing + storage
Contractor supply hub, Trade service headquarters
Join Existing Tenants
Driscoll Foods
Tropical Cheese

Location Overview

Strategic Access to Ct Rte 8 & I-84, together with Rail [Naugatuck Railroad Co] <https://naugfreight.com>

Site is positioned between Hartford & New Haven, Bridgeport & Torrington

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BRASS CITY VERTICAL INDUSTRIAL WAREHOUSE

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Waterbury Vertical Logistics Center offers a rare opportunity for industrial users seeking affordable, scalable space in Central Connecticut with direct highway access and strong labor availability — without paying Fairfield County pricing.

Site is situated in I.G. Zone District

Permitted Uses include but not limited to: Food Processing & Sales, Adult Establishments, Automobile & Marie Craft Trade, Business & Trade Schools; Manufacturing & Processing; Industrial Services; Warehouse & Freight Handling; Wholesale Trade; Ecommerce Fulfillment & Distribution, Wireless Communication Facilities. [Consult Waterbury Zoning Regulations]

Special Permit Use Include: Limited Vehicle Service Facilities; Surface Parking Lot; Hazardous Industrial Operations. Vehicle Service Facilities; Medical Office; Office Use; Recreation Uses, Eating & Drinking Establishments, Large Venue Events Facilities. [Consult Waterbury Zoning Regulations]

Freight Elevator = Rated for 4,000.0 Lb.

Enterprise Zone

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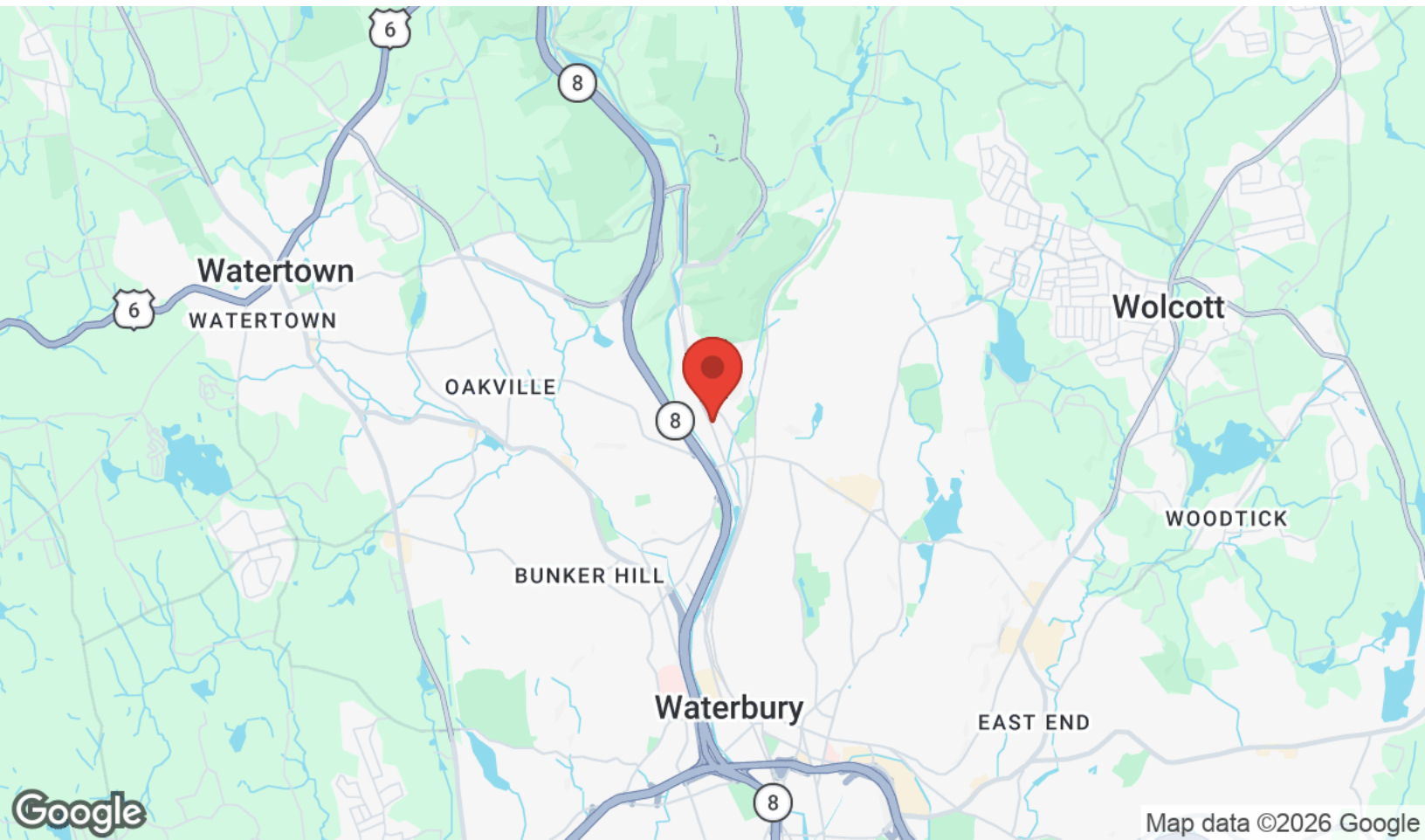
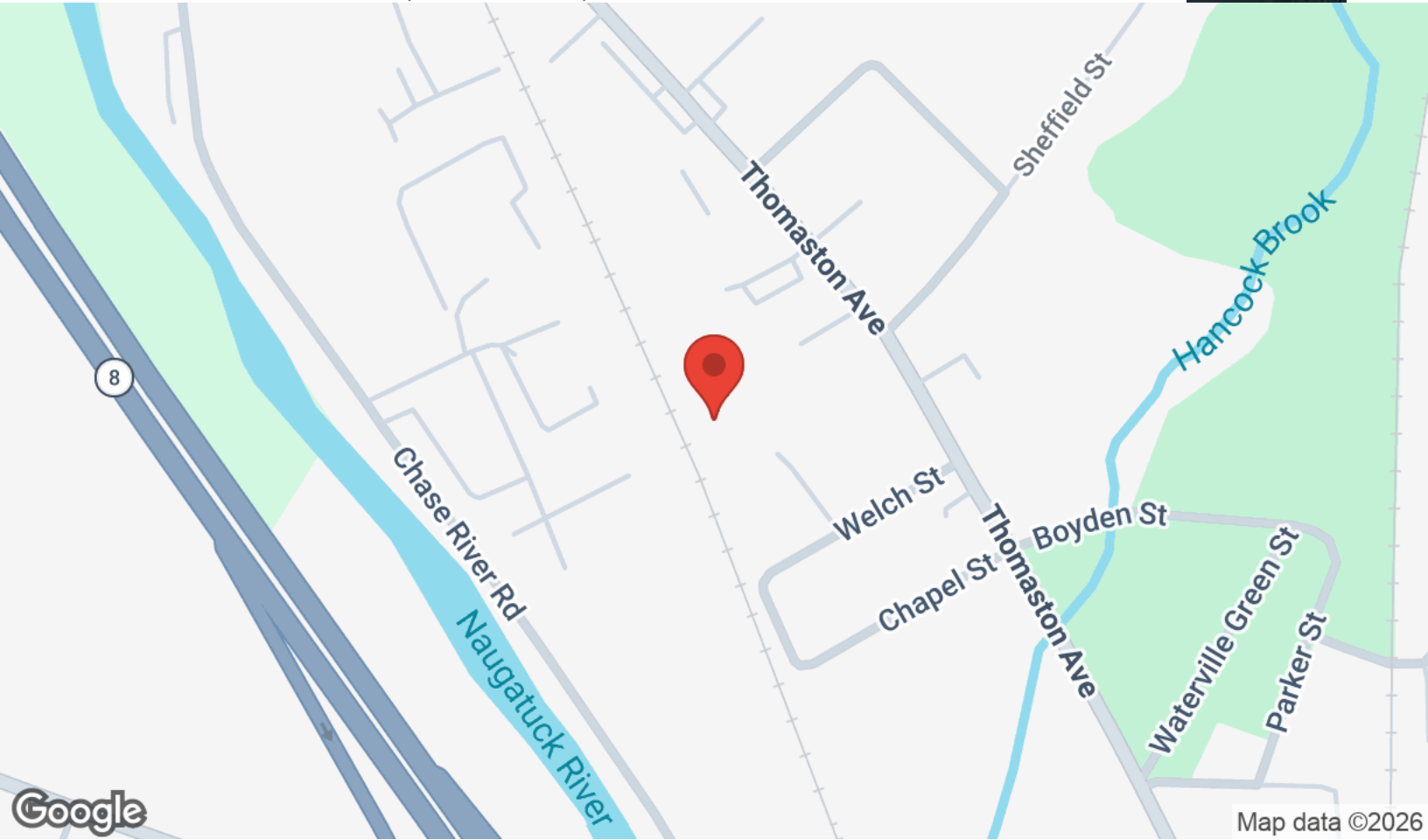
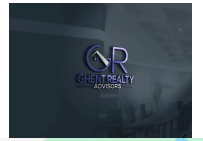
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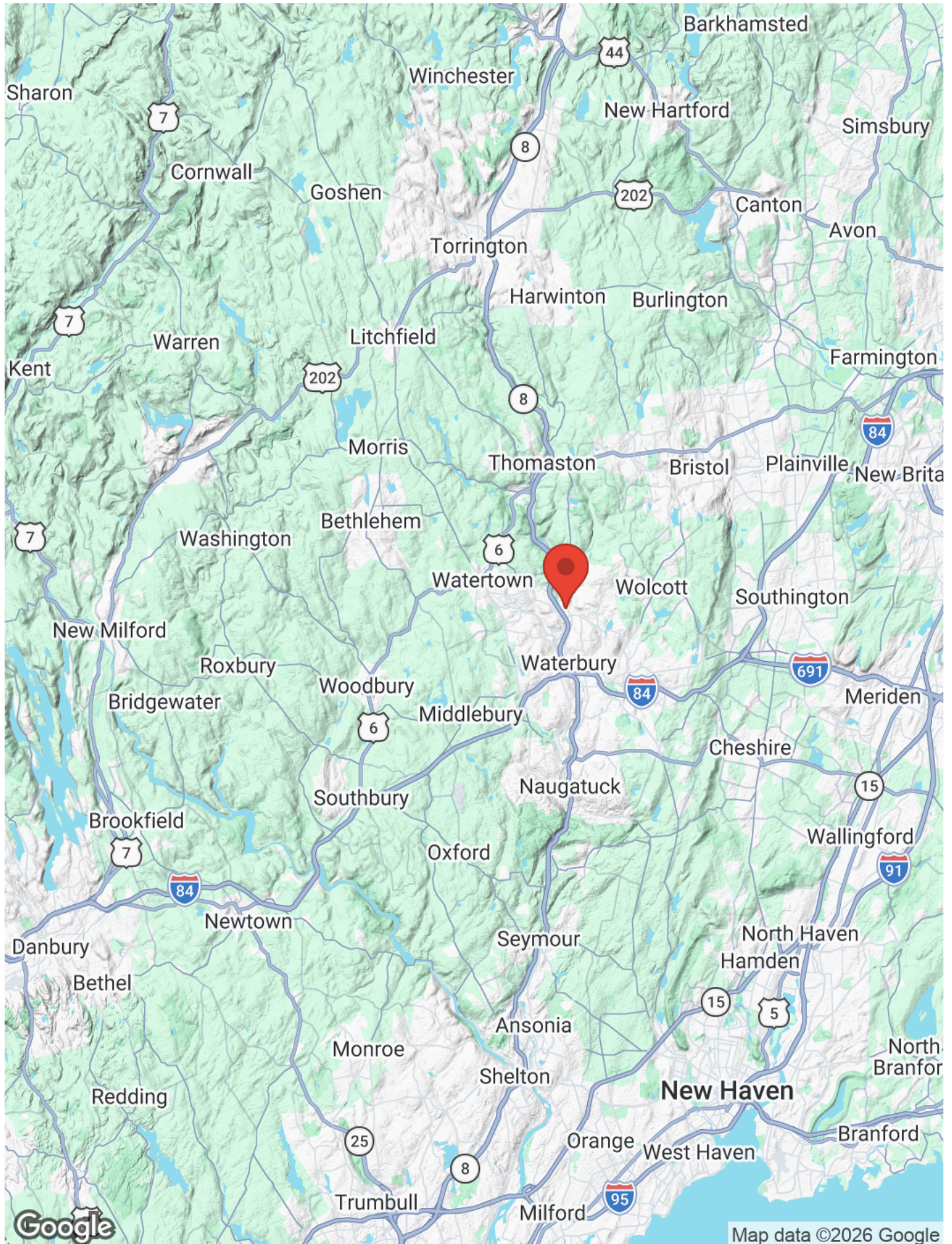
LOCATION MAPS

280 CHASE RIVER ROAD | WATERBURY, CT 06704



REGIONAL MAP

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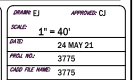
- NOTES:

1. THIS SITE PLAN HAS BEEN PREPARED FROM A SURVEY DATED FEBRUARY 23, 2021. LOCATION SURVEY, PREPARED BY CIVIL ENGINEER MICHAEL STALLINGS, DATED FEBRUARY 23, 2021.
2. EASEMENTS AND PASSWAYS SHOWN ARE AS RECORDED AND SHOWN ON THE SURVEY. THEY ARE REMAIN IN USE.
3. NO EXTERIOR SITE IMPROVEMENTS ARE PROPOSED. THE EXISTING BUILDING, PARKING, AND ACCESSORY FEATURES SHALL REMAIN.
4. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACQUAINT THE SURVEYOR WITH THE UTILITIES SHOWN ON THIS MAP. NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP. THE LOCATION OF THE UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
5. OWNER OF RECORD: CHASE RIVER ENTERPRISES LLC.
6. SUBJECT PARCEL IS IN IN THE 1/4 SECTION 36, T12N, R10E, S12E.
7. THIS PARCEL IS KNOWN AS BLDG 973 LOT 01 & 053 ON ASSESSOR'S MAP 074.



200-280 CHASE RIVER
ROAD

WATERBURY CONNECTICUT

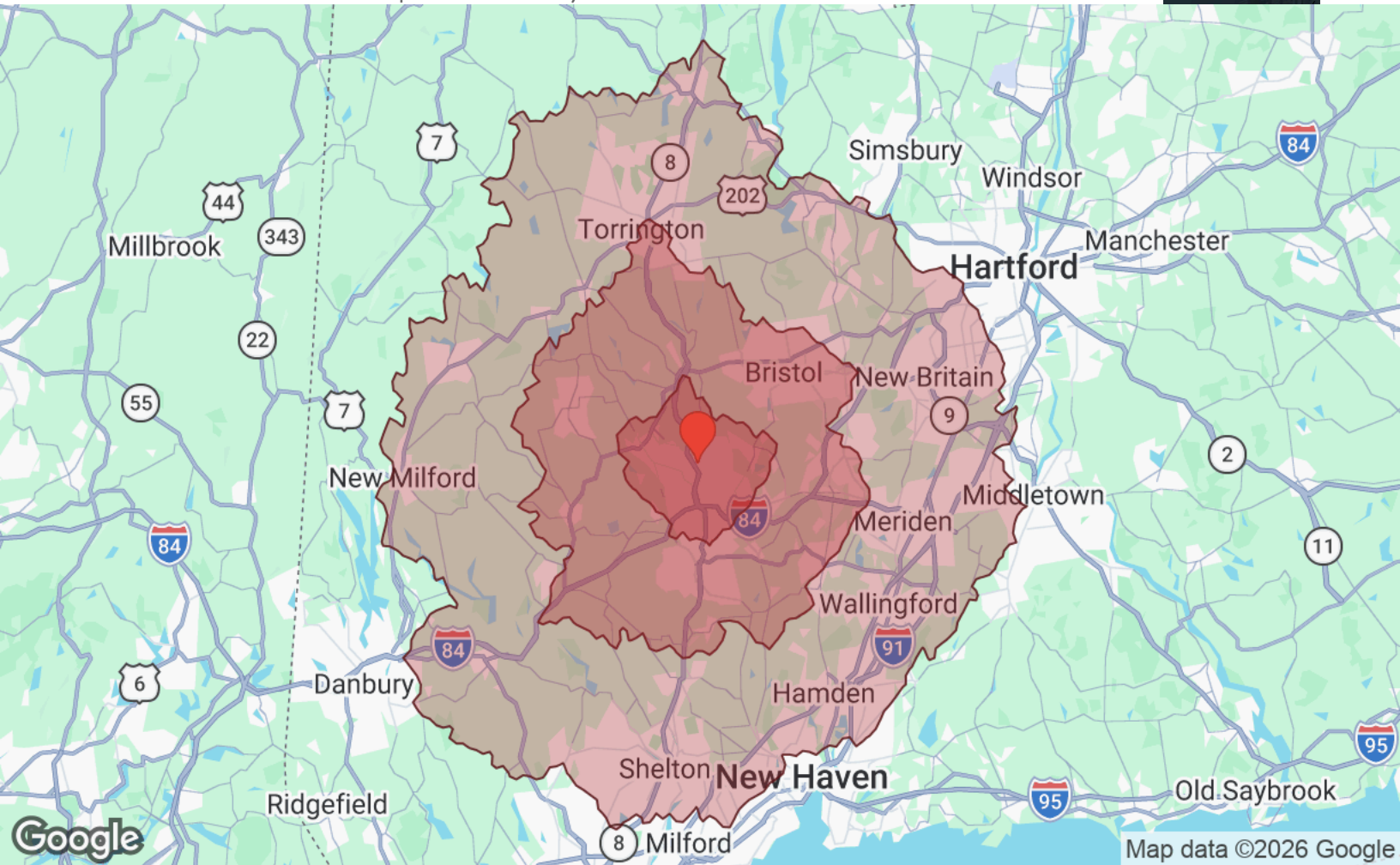
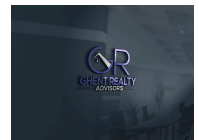


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DEMOGRAPHICS

280 CHASE RIVER ROAD | WATERBURY, CT 06704



Driving Time: ■ 10 Mins ■ 25 Mins ■ 45 Mins

Population	10 Mins	25 Mins	45 Mins
Male	64,793	182,720	565,034
Female	68,794	189,317	575,920
Total Population	133,587	372,037	1,140,954
Race / Ethnicity	10 Mins	25 Mins	45 Mins
White	96,570	239,220	699,177
Black	9,338	41,073	148,096
Am In/AK Nat	134	260	799
Hawaiian	13	37	114
Hispanic	20,305	67,264	211,875
Asian	4,221	16,332	57,048
Multiracial	2,485	6,957	21,222
Other	521	893	2,624
Housing	10 Mins	25 Mins	45 Mins
Total Units	54,533	155,794	488,037
Occupied	53,200	151,568	466,374
Owner Occupied	24,172	91,730	297,728
Renter Occupied	29,028	59,838	168,646
Vacant	1,334	4,227	21,663

Age	10 Mins	25 Mins	45 Mins
Ages 0 - 14	19,962	58,005	180,409
Ages 15 - 24	16,201	43,843	144,349
Ages 25 - 54	53,234	144,008	431,900
Ages 55 - 64	18,157	51,449	155,567
Ages 65+	26,033	74,732	228,728
Income	10 Mins	25 Mins	45 Mins
Median	\$62,636	\$88,216	\$97,155
Under \$15k	7,799	13,865	34,747
\$15k - \$25k	4,558	8,903	23,332
\$25k - \$35k	3,611	7,908	23,014
\$35k - \$50k	6,073	13,650	39,027
\$50k - \$75k	8,518	22,221	64,111
\$75k - \$100k	5,848	17,471	55,242
\$100k - \$150k	8,299	27,386	84,806
\$150k - \$200k	4,083	17,438	55,864
Over \$200k	4,409	22,725	86,233

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DISCLAIMER

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PRESENTED BY:

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