

**FOR LEASE // 8 FRANCIS J CLARKE CIR, BETHEL CT**



**PROPERTY DESCRIPTION**

This property has it all! Freestanding on 2.3 acres with beautiful office space, lunch room, over 13,000 Sq Ft of warehouse distribution with two loading docks, full AC, excellent power, outside storage and much more. Please contact Michael Dimyan for more information.

**PROPERTY HIGHLIGHTS**

- Office 4,800 Sq Ft
- Warehouse 13,600 Sq Ft
- 2 Loading Docks
- 6 Bathrooms
- Full AC
- City Water, Sewer, Gas
- 18 ft Ceiling Heights
- 400 Amp 3 Phase Power
- 50 Car Parking
- Conference Room, Private Offices, Open Walk Areas

**OFFERING SUMMARY**

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	18,434 SF
Lot Size:	2.34 Acres
Building Size:	18,434 SF

DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,686	11,210	36,593
Total Population	6,622	28,897	100,697
Average HH Income	\$114,651	\$117,612	\$128,583



**MICHAEL DIMYAN**

Broker  
203.948.2891  
mdimyan@towercorp.com

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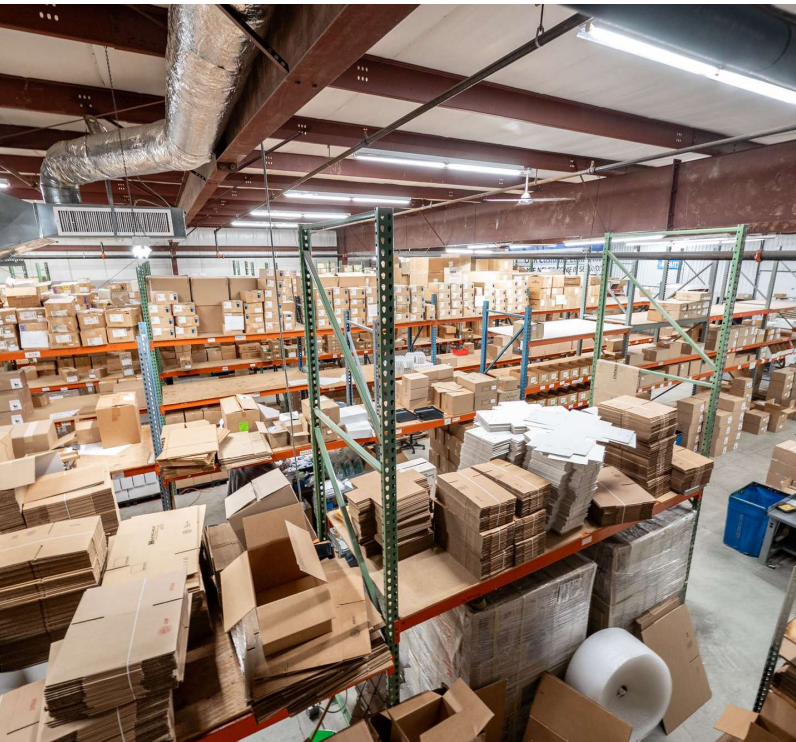
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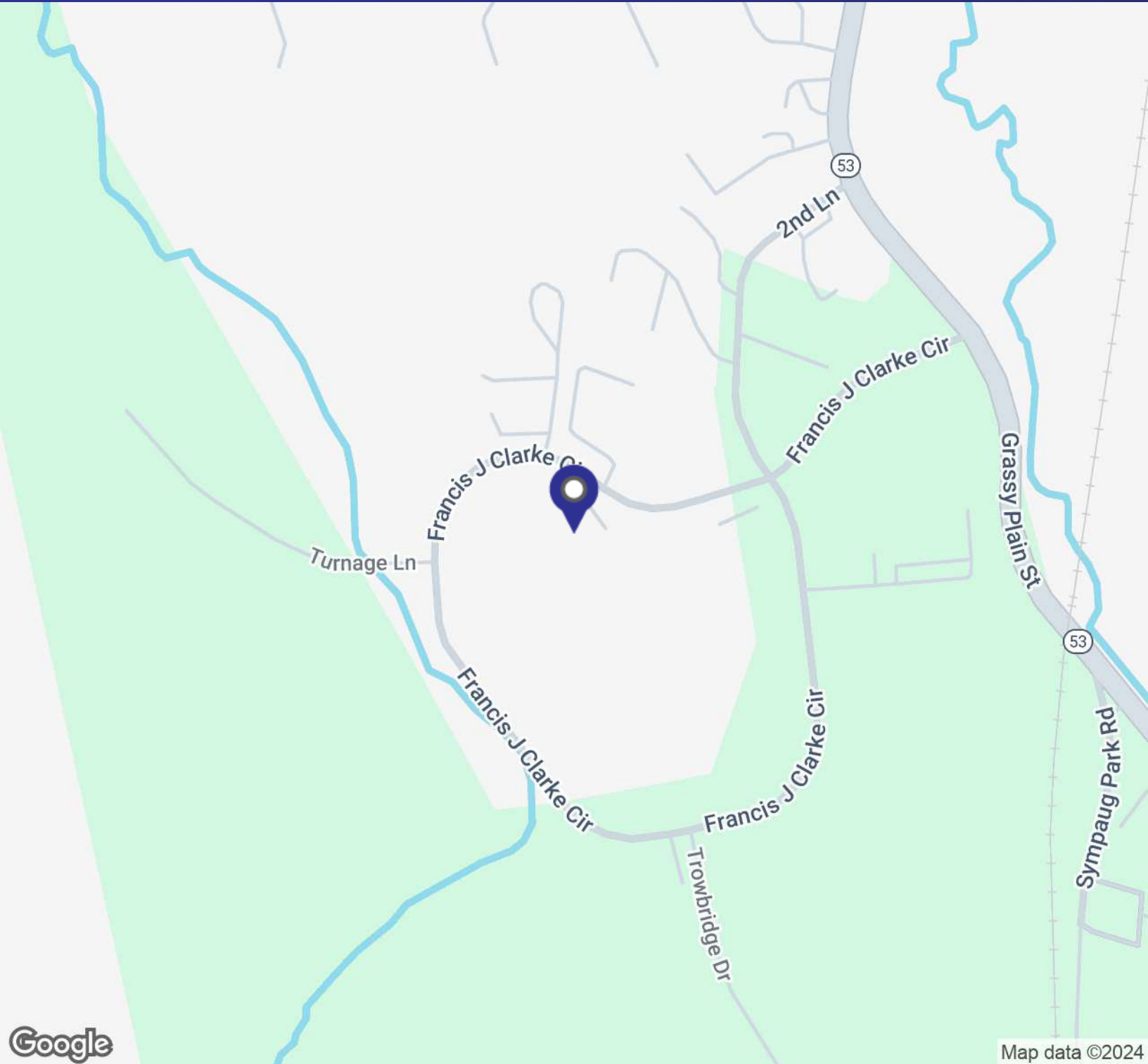
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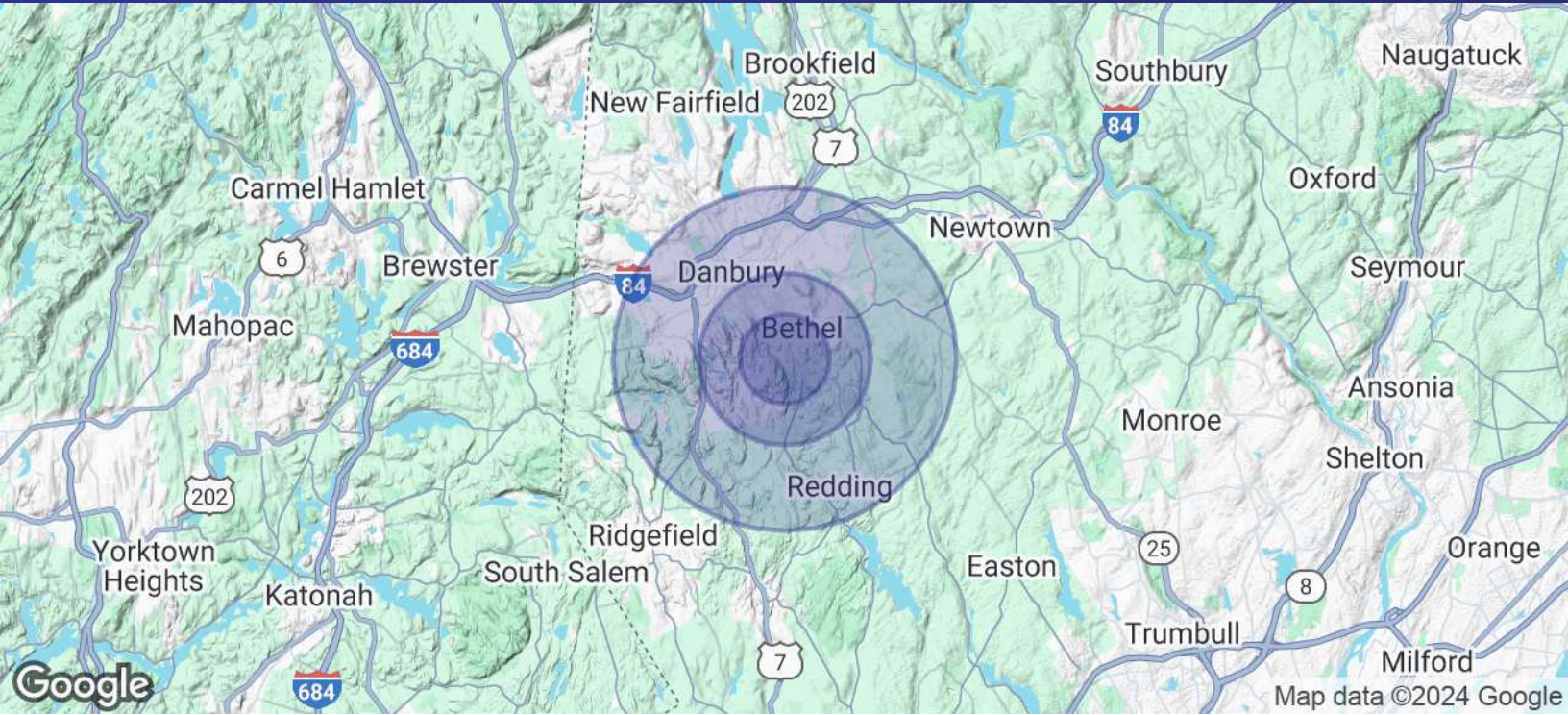
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POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	6,622	28,897	100,697
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,686	11,210	36,593
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$114,651	\$117,612	\$128,583
Average House Value	\$462,573	\$437,411	\$458,256

Demographics data derived from AlphaMap



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