

FOR SALE OR LEASE // 16 STONY HILL RD, BETHEL CT



PROPERTY DESCRIPTION

+/- 38,400 Sq Ft Manufacturing facility on 3.08 acres with additional +/- 2,210 Sq Ft free standing building for rental income. Building features include 600 amp, 3 phase power, full AC, cafeteria, block construction, 3 loading docks, city water, sewer and gas. Perfect facility for manufacturing, assembly, distribution or laboratory. Potential other uses include: Retail, medical, office, daycare and restaurant. Ideal Rt. 6 location with easy access to I84!

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Price:	\$8.50 NNN
Lot Size:	3.08 Acres
Available Space:	+/- 3,400 SF & 4,378 SF Options +/- 7,500 - 38,497 SF Options
Building B:	+/- 2,210 SF
Taxes:	+/- \$60,581

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
Total Population	6,619	70,964	116,960
Average HH Income	\$180,164	\$131,753	\$131,435



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PROPERTY HIGHLIGHTS

- 600 Amp 3 Phase Power
- Full A/C
- 10' Clear Height
- LED lighting
- City Water, Sewer and Gas
- Block Building
- Elevator Building
- 3 Loading Docks
- Built 1976
- Route 6 Business Zone
- 3.08 Acres
- 38,497 Sq Ft Building A
- +/- 2,200 Sq FT Building B
- Taxes \$60,581
- Office +/- 4,000 Sq Ft
- Rental Income: \$2,900 Per Month From Building B



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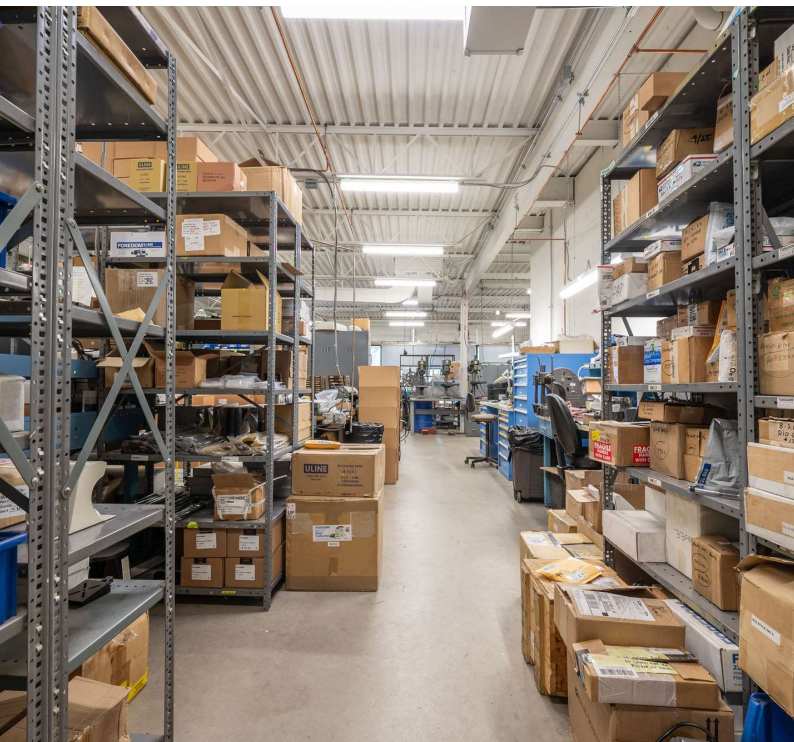
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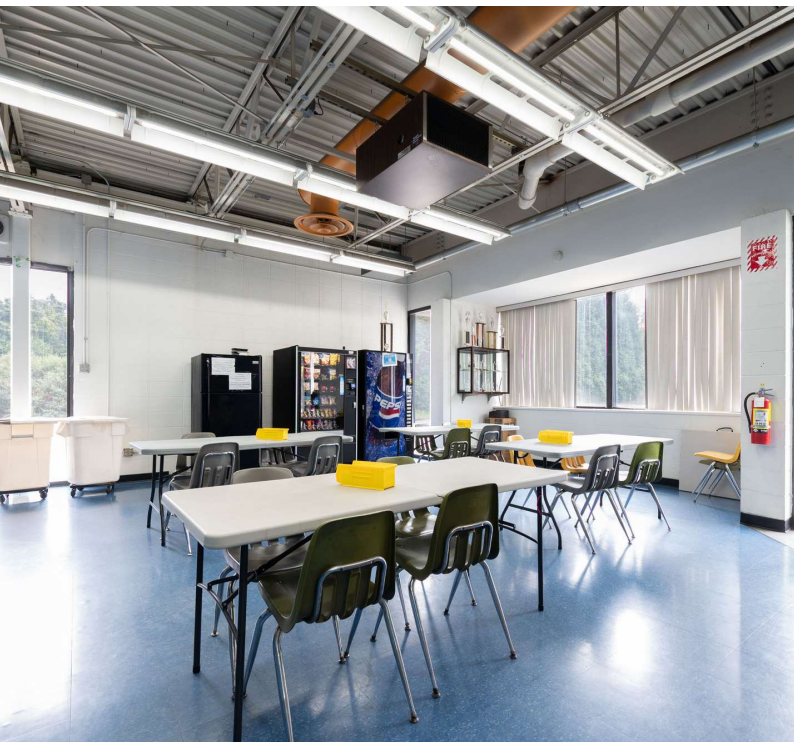
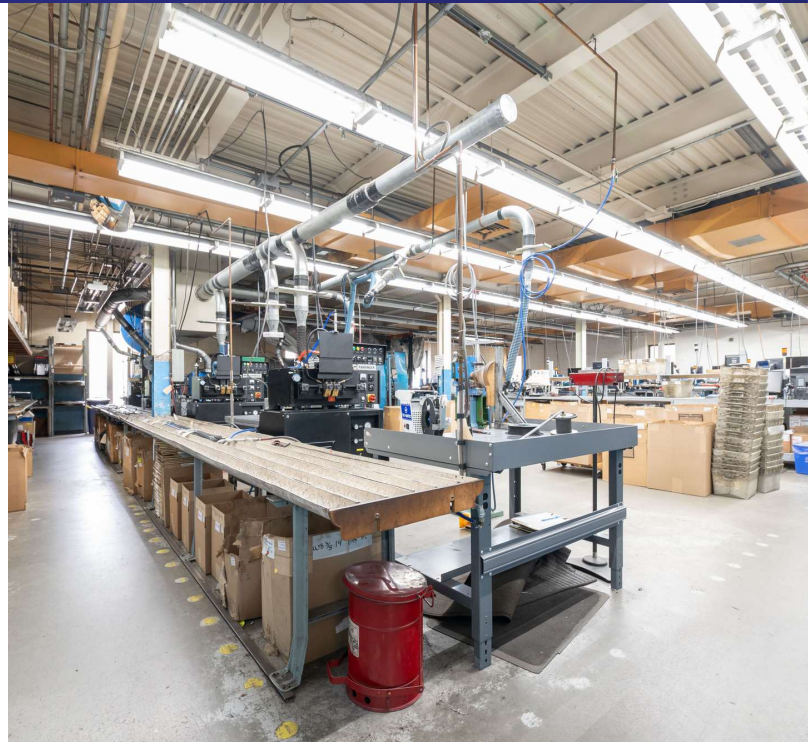
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Interstate Highway 84 (Yankee Expressway)

GARELLA ROAD

EXISTING BUILDING

N/F Eleftherios M. Savvakis
V.127 P.71 B.L.R

Proposed Site Plan
0 10 20 40 80
16 Stony Hill Road
Proposed Tenant Spaces
Bennett Sullivan Associates Inc.

N/F Eleftherios M. Savvakis
V.127 P.71 B.L.R

154 Total Parking Spaces

Tenant Space #3
3,442 N.S.F.
3,545 G.S.F.

Tenant Space #4
8,783N.S.F.
9,006 G.S.F.

Tenant Space #2
4,374 N.S.F.
4,509 G.S.F.

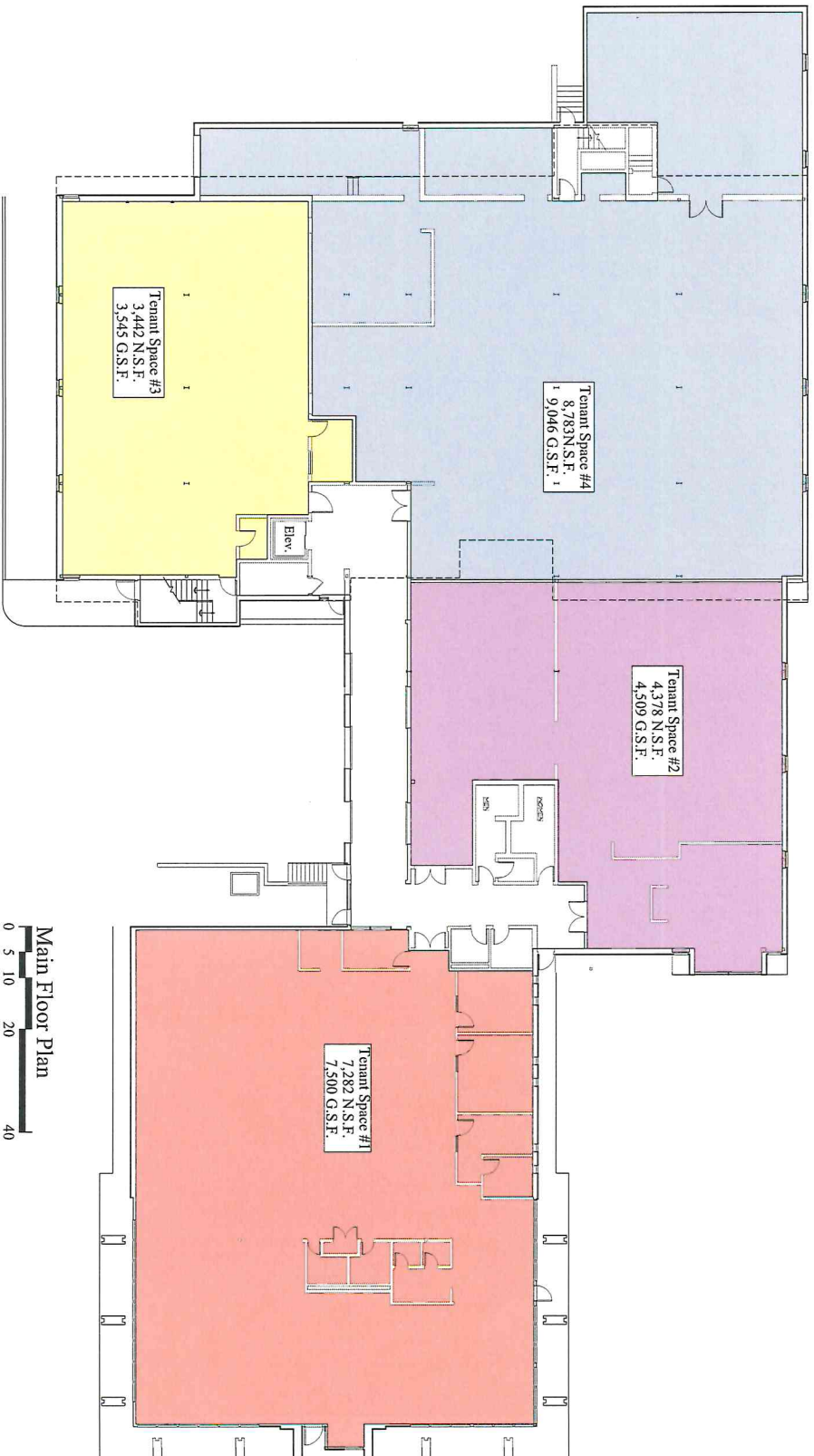
Tenant Space #1
7,282 N.S.F.
7,500 G.S.F.

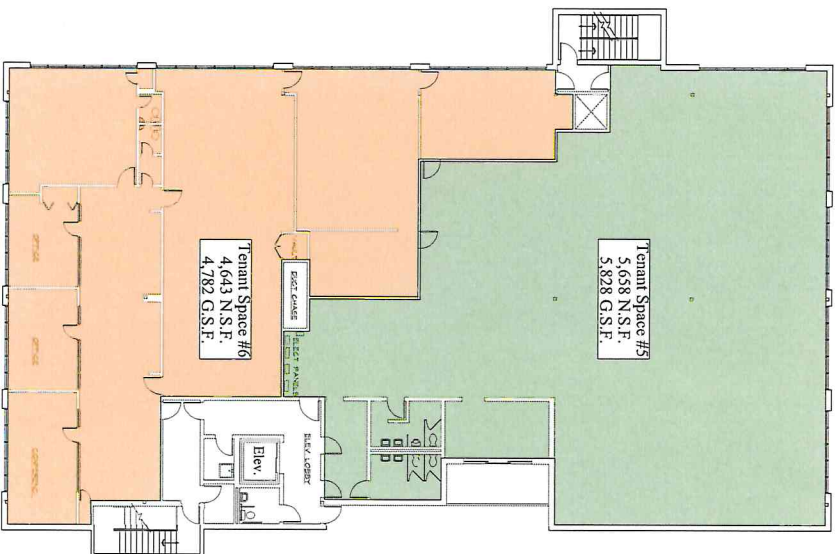
N/F Gayatri Corporation
V.538 P.19 B.L.R

CT Roads No. 6 (Stony Hill Road)



16 Stony Hill Road
Proposed Tenant Spaces
Bennett Sullivan Associates

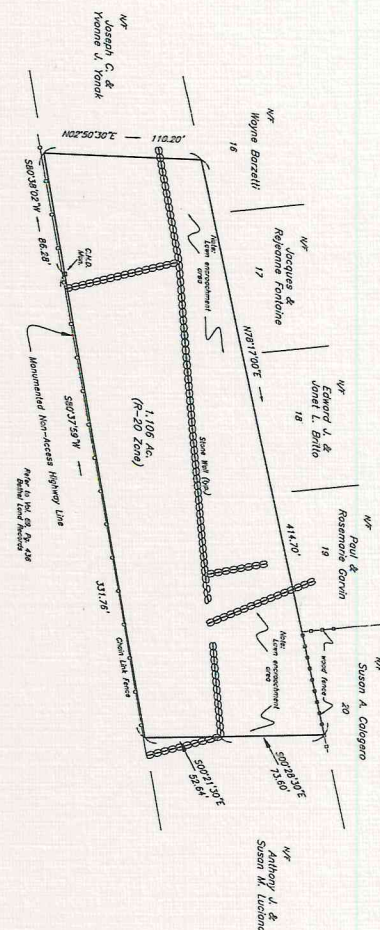




Upper Floor Plan
0 5 10 20 40
16 Stony Hill Road
Proposed Tenant Spaces
Bennett Sullivan Associates Inc.



Interstate 84 ~ Yankee Expressway



Site Plan Informational Table

1. Zone: C1
2. Area: 1,079 Ac.
3. Gross Floor Area: 18,200 S.F.
4. Bldg. Coverage: Prepaid:
Existing:
5. Bldg. Height: Existing
6. Permits: (see Permit Schedule)
7. Proposed Density: N/A
8. Open Space: N/A

Parking Schedule

Price (per Class Time): 18,000 S.F. Gross / 200 = 90 Spaces Required
 Plus 2 spaces per unit required (1 unit)
 Light Incandescent (Parking Class Four): 18,000 S.F. Gross / 1,000 x 1.5 = 29 Spaces Required
 Total Parking Required = 128 Spaces
 Current Total Parking provided = 120 Spaces
 Proposed additional parking = 10 Spaces
 Proposed Total parking spaces = 130 Spaces

Notes:

1. This map represents a Boundary Survey based on a *Resurvey*, and was prepared in accordance with Class A-2 standards.
2. Refer to Vol. 401 Pg. 123 - *Bethel Land File*.
3. Refer to the *M 8 Map 13, 16 Map 150 & File 23 Map 194 - B.L.R.*
4. Refer to *Map 0010: Map prepared for Directorate Industries, Inc., Bethel, Connecticut, South 1/4=40°19'55.4" E, 125' ac. total, Zone Q & R-20, Date: Aug. 23, 1986*. Revised: Oct. 27, 1986 prepared by this office.



Site Plan

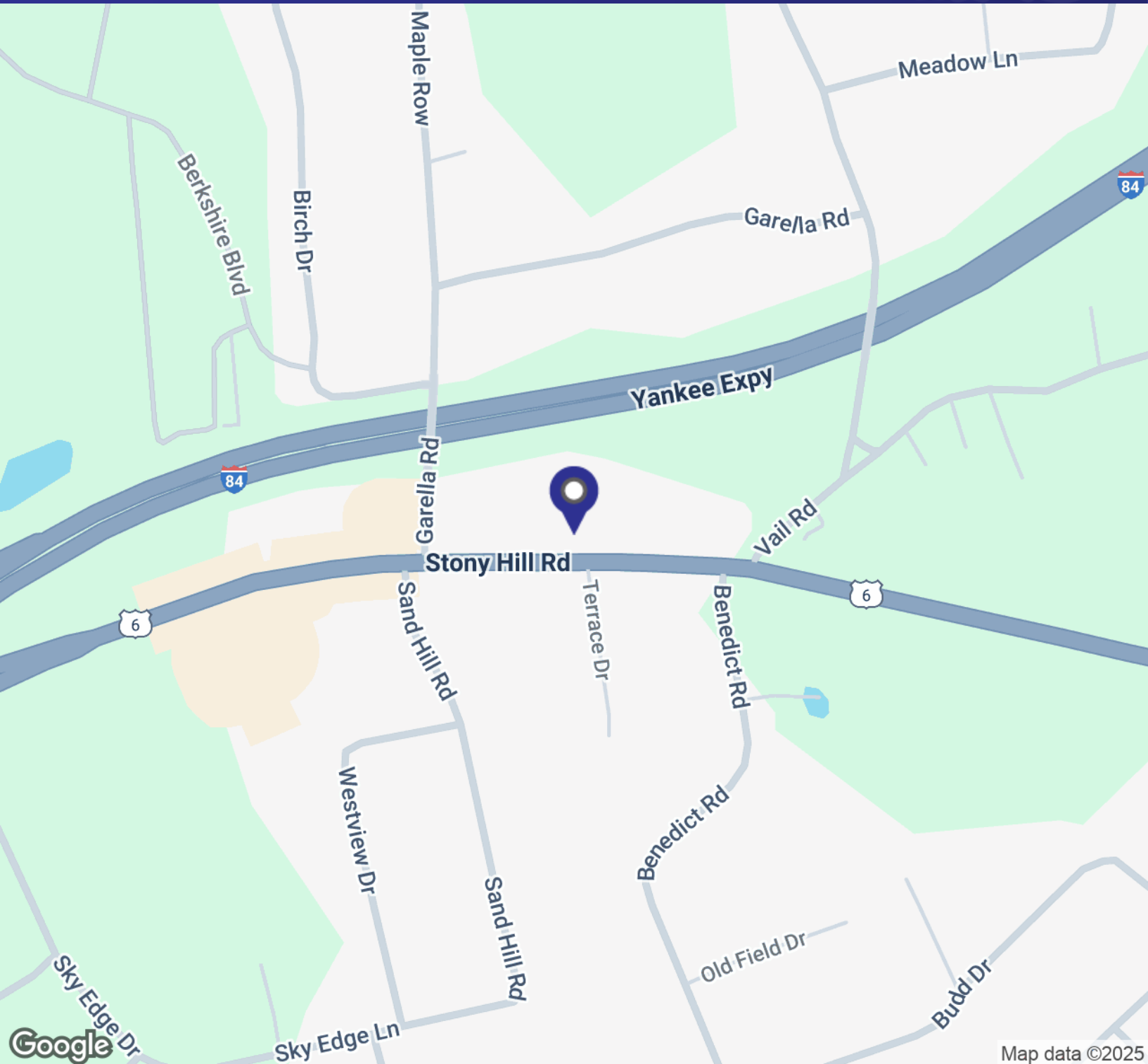
Prepared For
Blackstone Industries, Inc

Bethel, Connecticut

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Job No. 156
156sp

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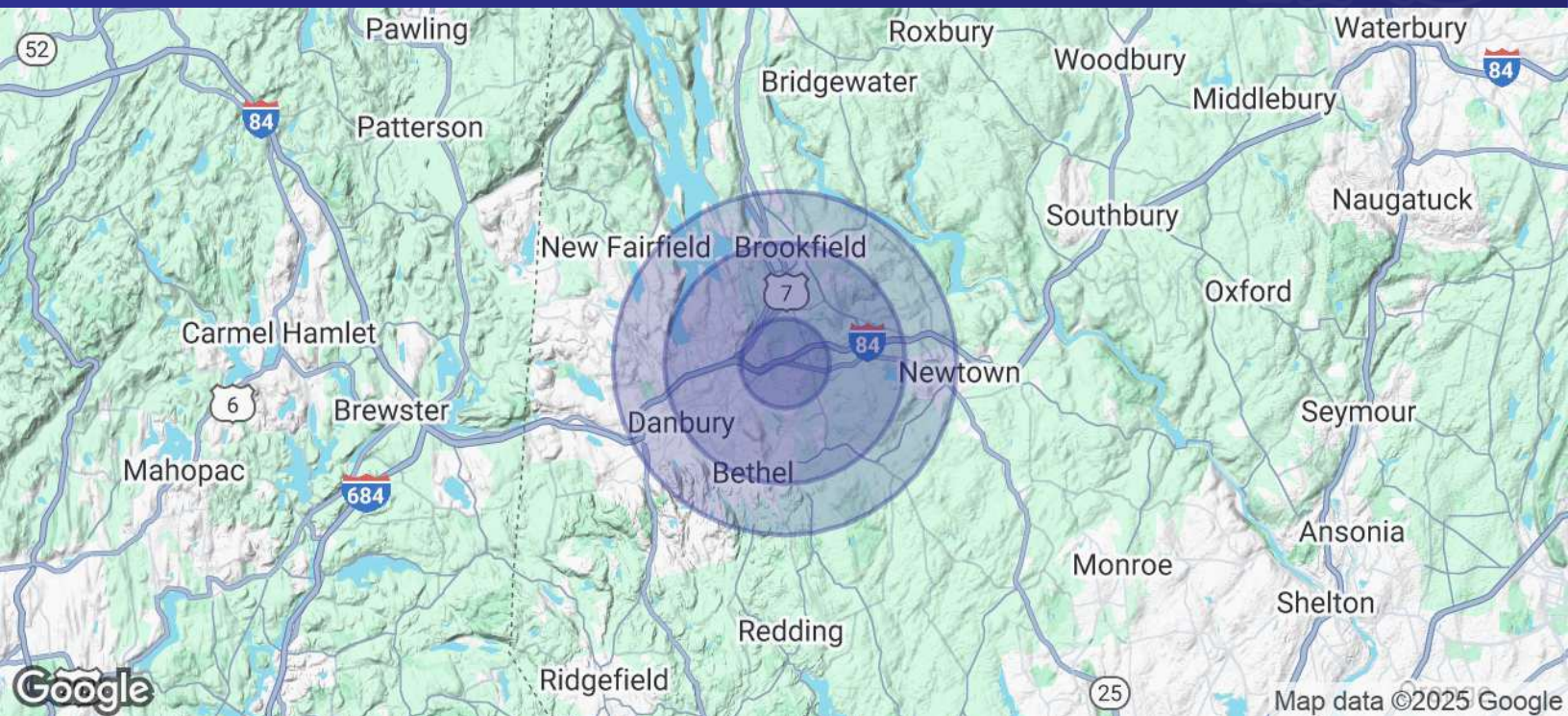
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	6,619	70,964	116,960
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$180,164	\$131,753	\$131,435
Average House Value	\$447,436	\$420,146	\$438,097

Demographics data derived from AlphaMap



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