

FOR LEASE // 32 HENRY STREET, BETHEL CT



PROPERTY DESCRIPTION

2,000 Sq Ft warehouse/ flex at Shepard's Industrial Park. Unit has 10' UPS Dock and 12' ceilings. Can add an office and outdoor storage!

PROPERTY HIGHLIGHTS

- Propane Heat
- 12' Ceiling in Office/Flex Space
- 10' UPS Dock in Office/ Flex
- City Water and Sewer
- Bathroom Or Office Possible
- Outside Storage Available

OFFERING SUMMARY

Lease Rate:	\$14 PSF Gross + Util
Available SF:	2,000 SF Office/Flex

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,605	39,455
Total Population	4,965	40,730	105,664
Average HH Income	\$80,876	\$81,581	\$86,239

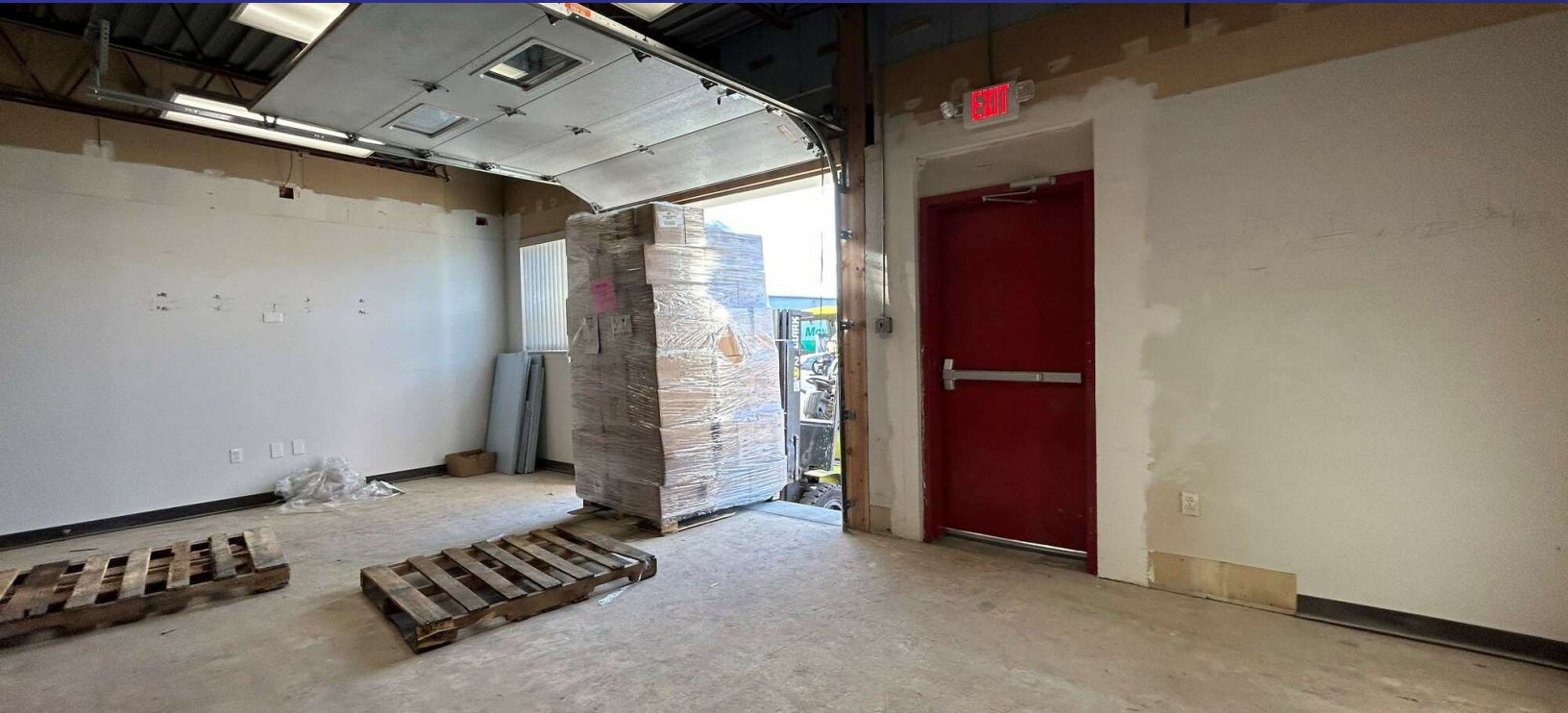


JOE DIMYAN
Broker
 203.313.3920
 jdimyan@towercorp.com



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com

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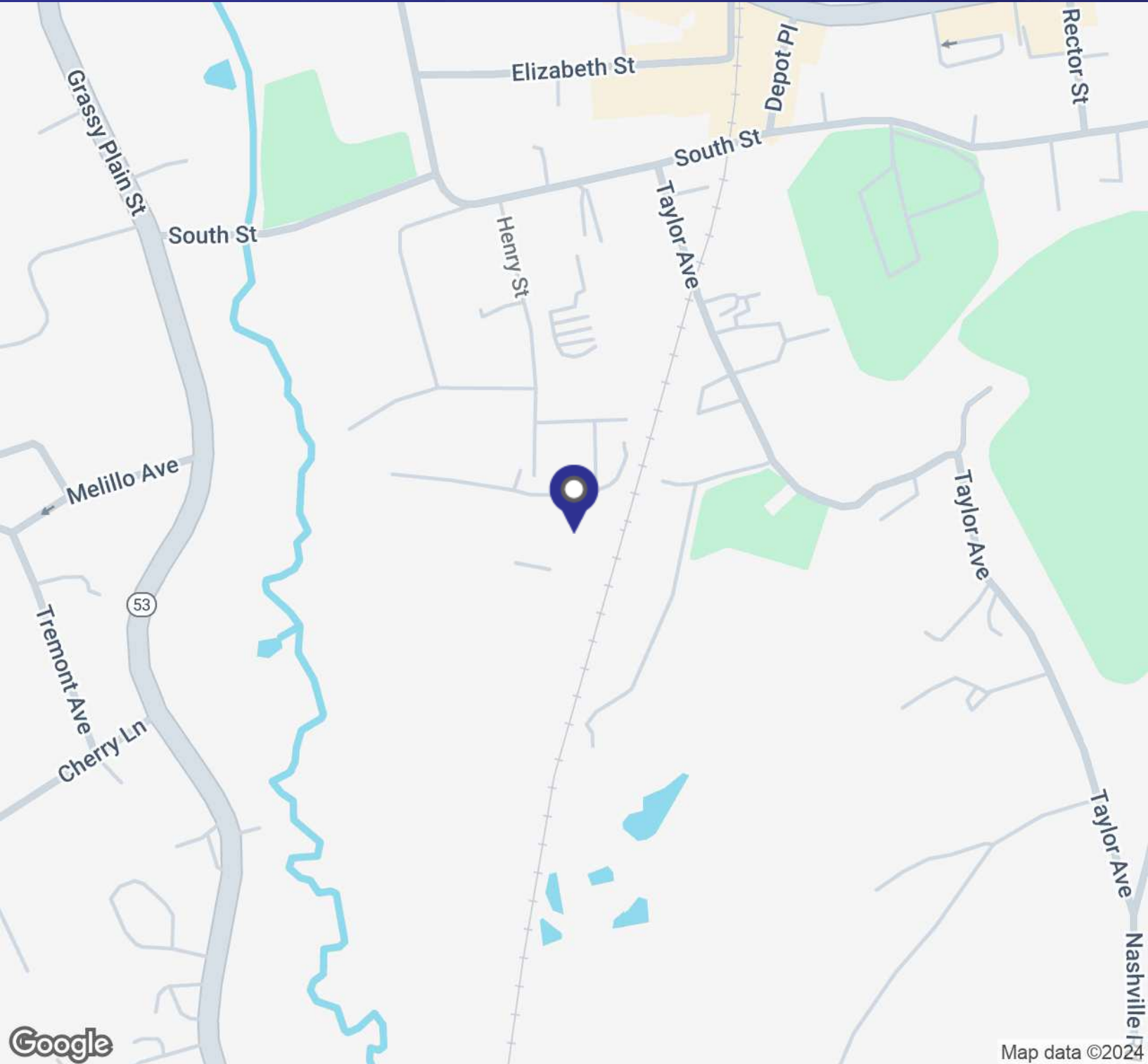
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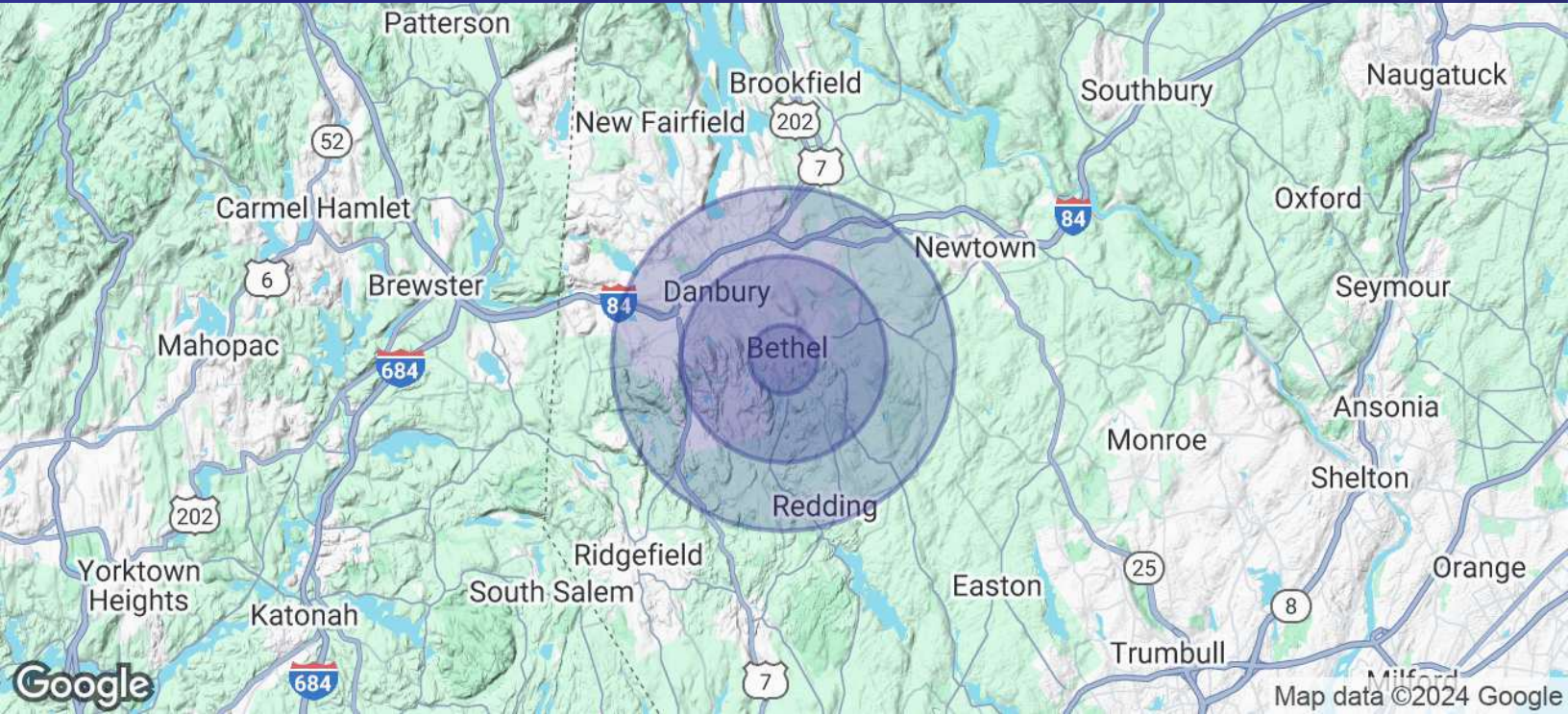
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,965	40,730	105,664
Average Age	37.9	36.8	37.5
Average Age (Male)	36.5	35.3	36.5
Average Age (Female)	38.9	38.2	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,605	39,455
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$80,876	\$81,581	\$86,239
Average House Value	\$508,064	\$384,804	\$381,667

* Demographic data derived from 2020 ACS - US Census



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