

**FOR LEASE // 32 HENRY ST, UNITS E&F, BETHEL CT**



**PROPERTY DESCRIPTION**

Two free standing buildings consisting of a total 90,000 Sq Ft in Shepards Industrial Park. Building F is 50,000 Sq Ft with 4 loading docks, 1 drive in door and 20'-26' ceilings heights. Building E is 40,000 Sq Ft with 3 loading docks, 1 drive in door and 18' - 25' ceilings. Colum spacing are 20' side to side and 60' front to back. Ideal for warehouse and distribution.

**OFFERING SUMMARY**

Lease Rate:	\$7.95 SF/yr (NNN)
Nets:	+/- \$2.05 PSF
Building F:	50,000 SF
Building E:	40,000 SF
Combined F & E:	90,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	526	2,456	5,281
Total Population	1,373	5,895	12,366
Average HH Income	\$82,610	\$84,909	\$85,733



**JOE DIMYAN**

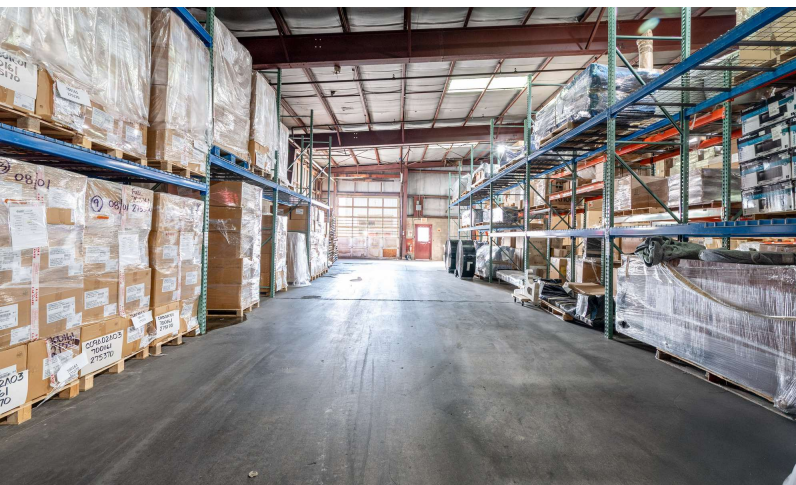
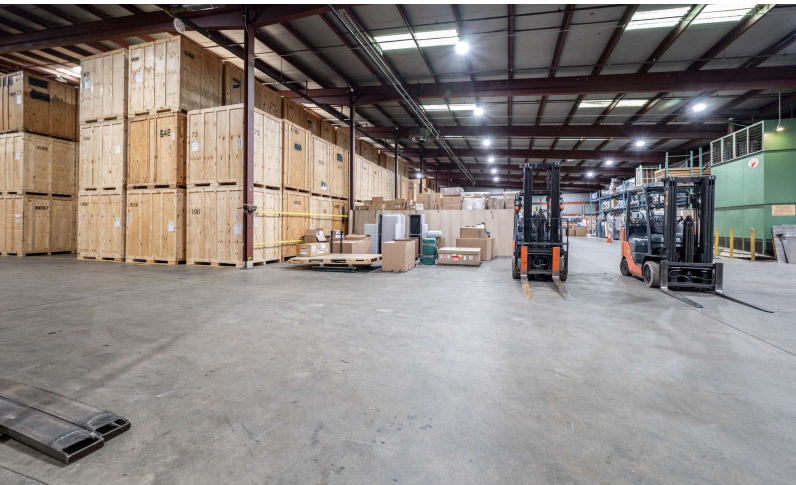
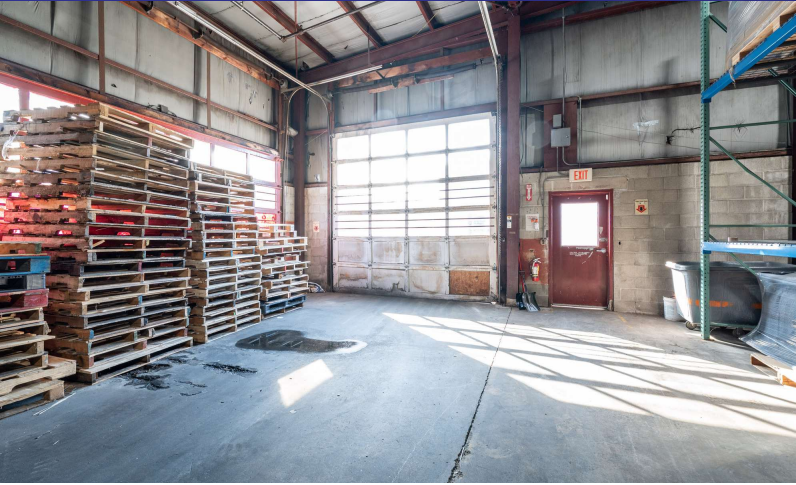
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**PROPERTY HIGHLIGHTS**

- Each Building has 200 Amp, 3 Phase Power
- City Water and Sewer
- Oil Heat
- Small office in each building with AC
- 1 Bathroom Per Building
- Separate Eversource Meter
- Separate Fuel Oil Tank for Heat
- Ceiling Height Building F: 20'-26'
- Ceiling Height Building E: 18'-25'
- Colum Spacing 20' Side by Side & 60' Front to Back
- Building F: 4 Loading Docks, 1 Drive In Door
- Building E: 3 Loading Docks, 1 Drive In Door
- Steel Structure
- Additional Power is Available
- Rail Siding is Available



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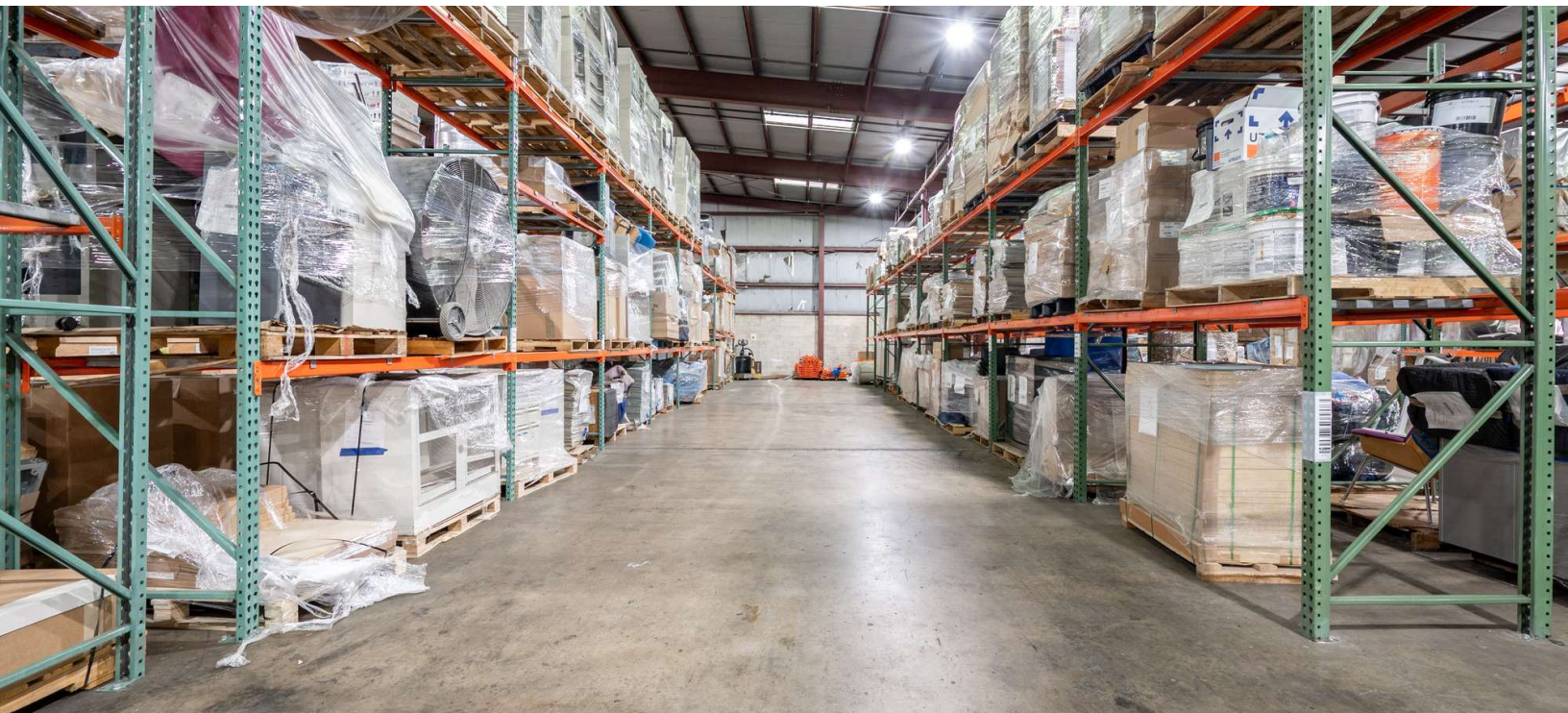
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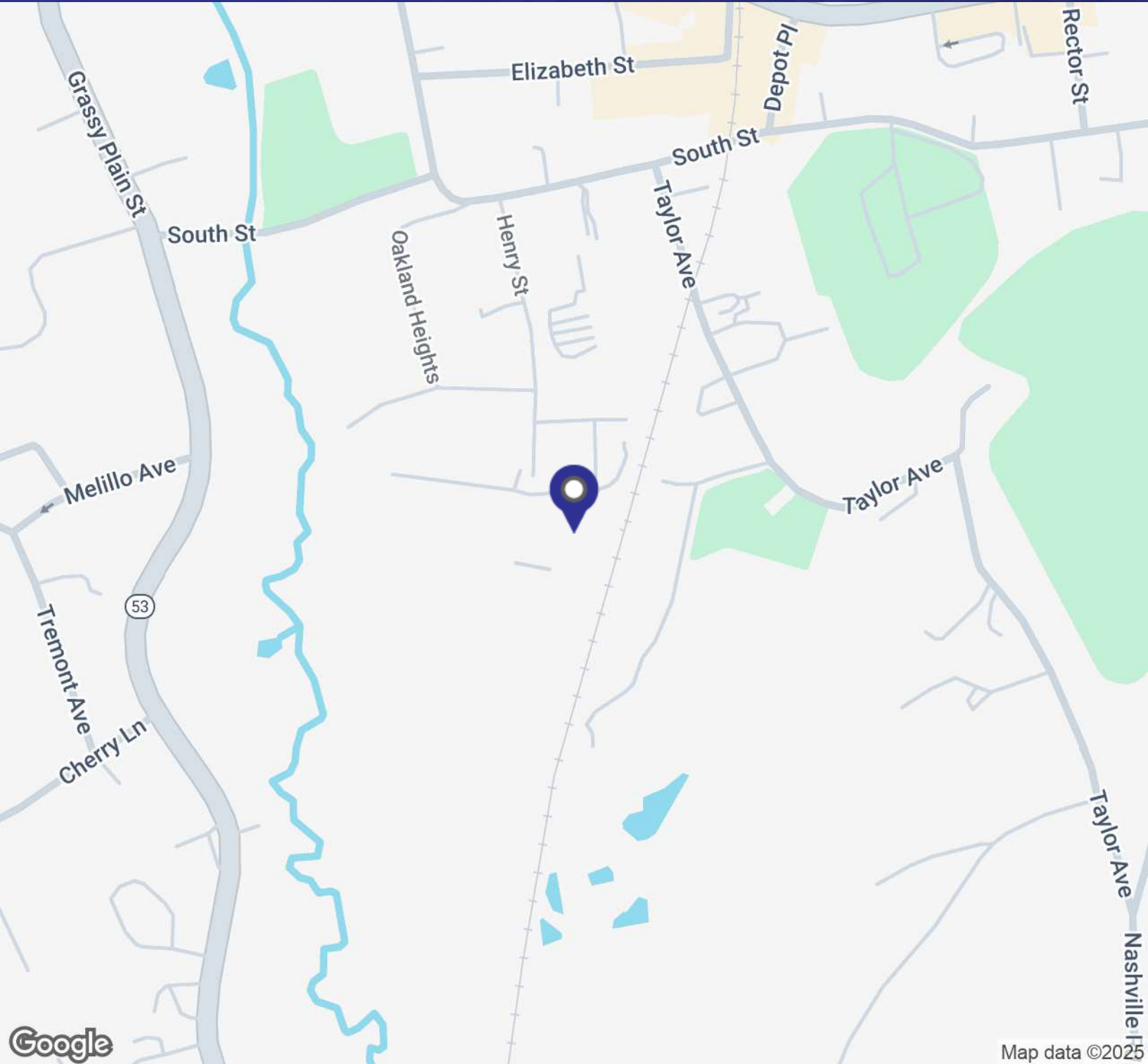


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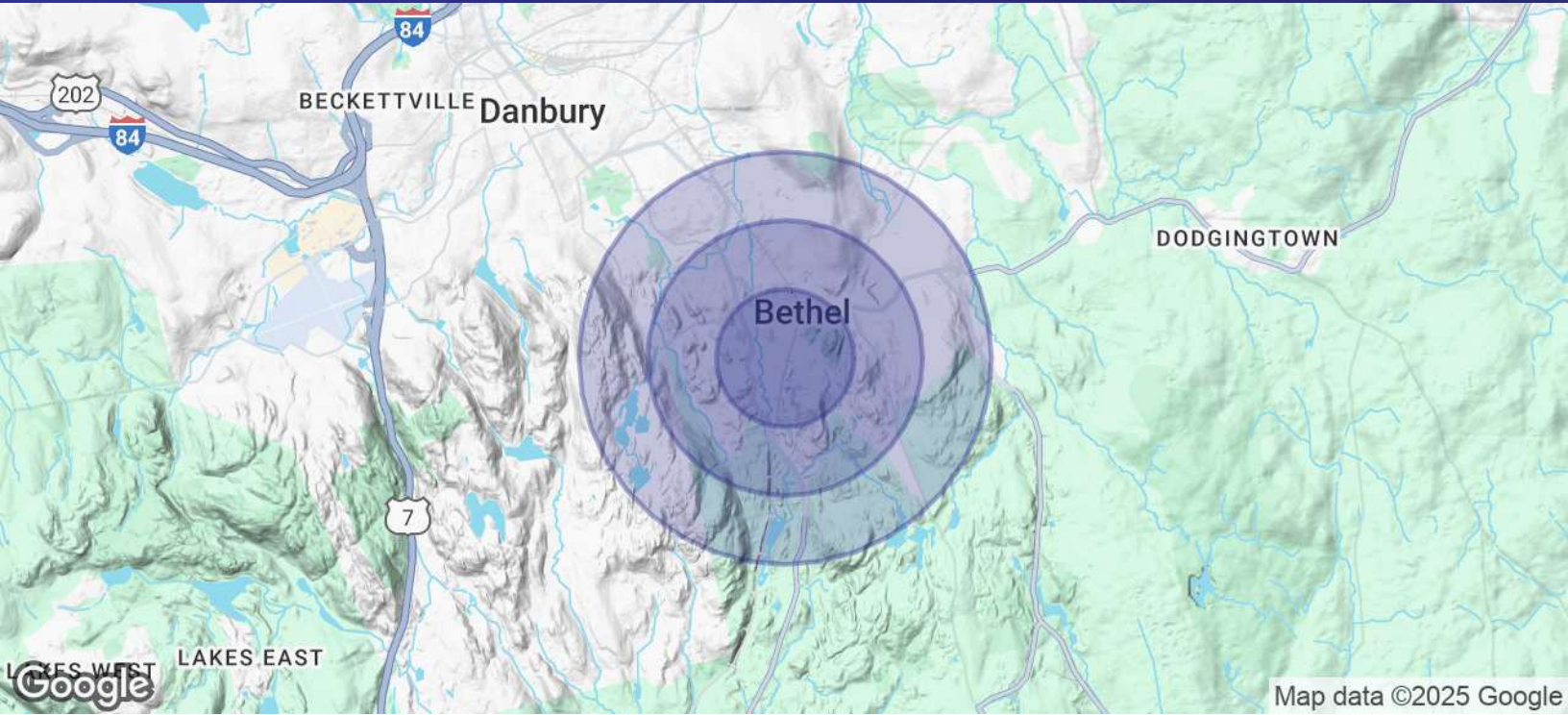
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,373	5,895	12,366
Average Age	38.2	39.3	40.9
Average Age (Male)	37.8	37.4	38.6
Average Age (Female)	35.4	38.8	41.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	526	2,456	5,281
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$82,610	\$84,909	\$85,733
Average House Value	\$228,065	\$259,866	\$281,095

2020 American Community Survey (ACS)



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