

FOR LEASE // 14 FRANCIS J CLARK #1, BETHEL, CT



PROPERTY DESCRIPTION

Excellent location in Francis J. Clarke Park. Clean warehouse with front office space, reception, private office, and conference room. Features include open warehouse, 1 loading dock, ample parking, full HVAC, security system, 400 amp/3-phase power, two baths, and kitchen with kitchenette. Ideal for any warehouse, manufacturing, assembly or R&D.

PROPERTY HIGHLIGHTS

- Fully air conditioned
- Security system in place
- City water, sewer and gas
- 400 amp, 3 phase power
- 1 loading dock
- Two baths
- Kitchen
- Front office space includes large reception area, private office and conference room.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	5,930 SF
Building Size:	+/- \$3.10 PSF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	191	1,120
Total Population	54	494	2,808
Average HH Income	\$129,884	\$131,931	\$122,746



MICK CONSALVO

Broker

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PROPERTY HIGHLIGHTS

- \$10.95 NNN (nets estimated at \$3.10 psf)
- Fully air conditioned
- Security system in place
- City water, sewer and gas
- 400 amp, 3 phase power
- 1 loading dock
- Two baths
- Kitchen
- Front office space includes large reception area, private office and conference room.
- Ceiling Height - 10' -15'



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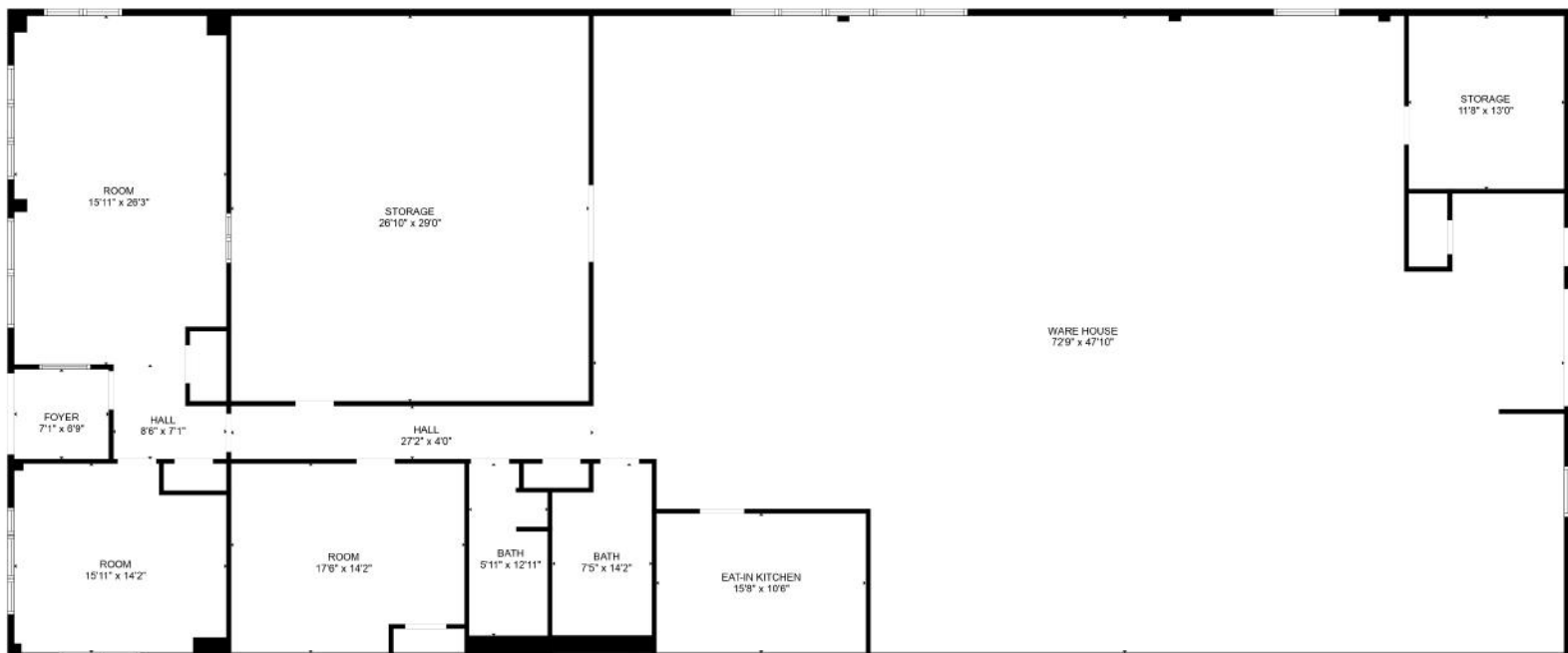
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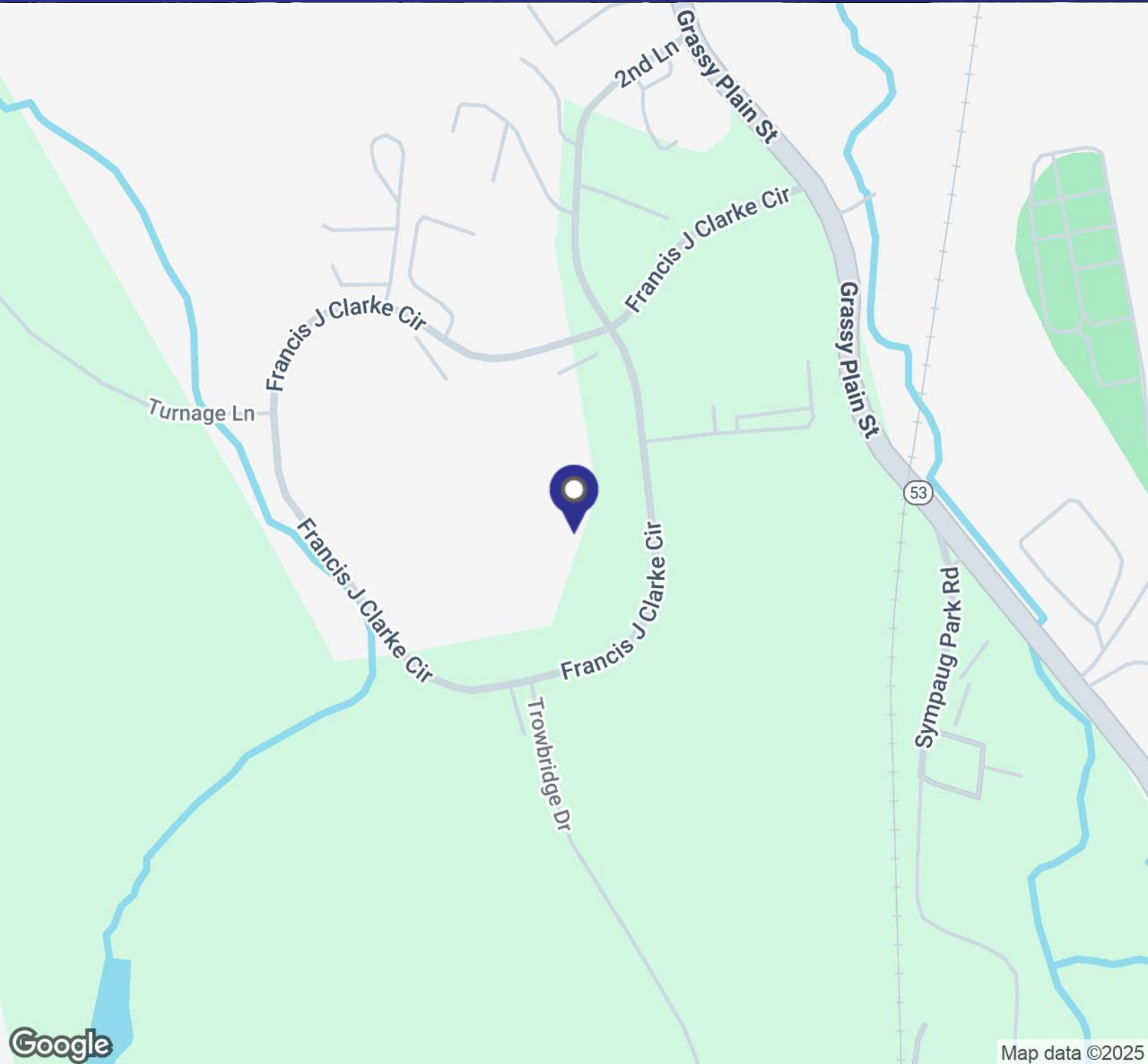
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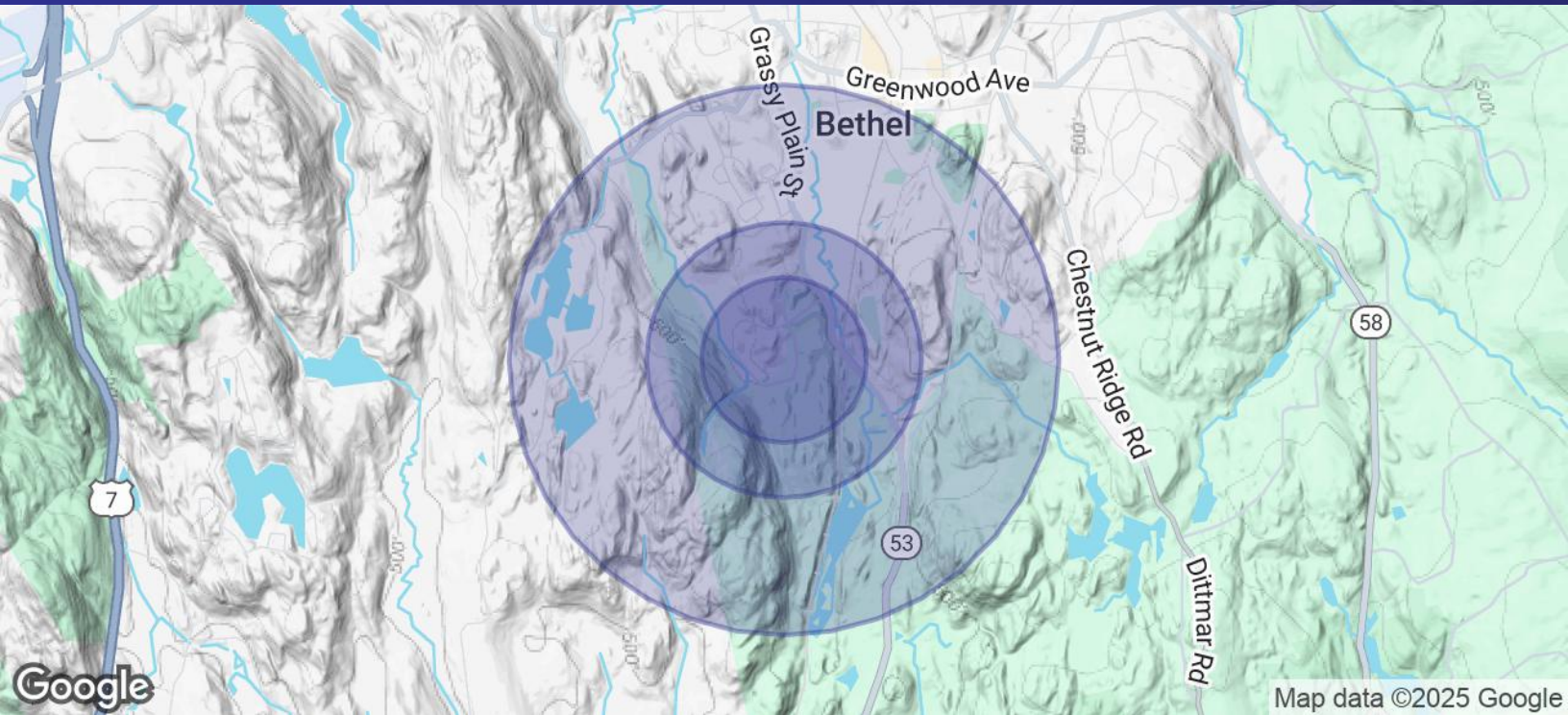
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	494	2,808
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	191	1,120
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$129,884	\$131,931	\$122,746
Average House Value	\$447,073	\$474,840	\$470,333

Demographics data derived from AlphaMap



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