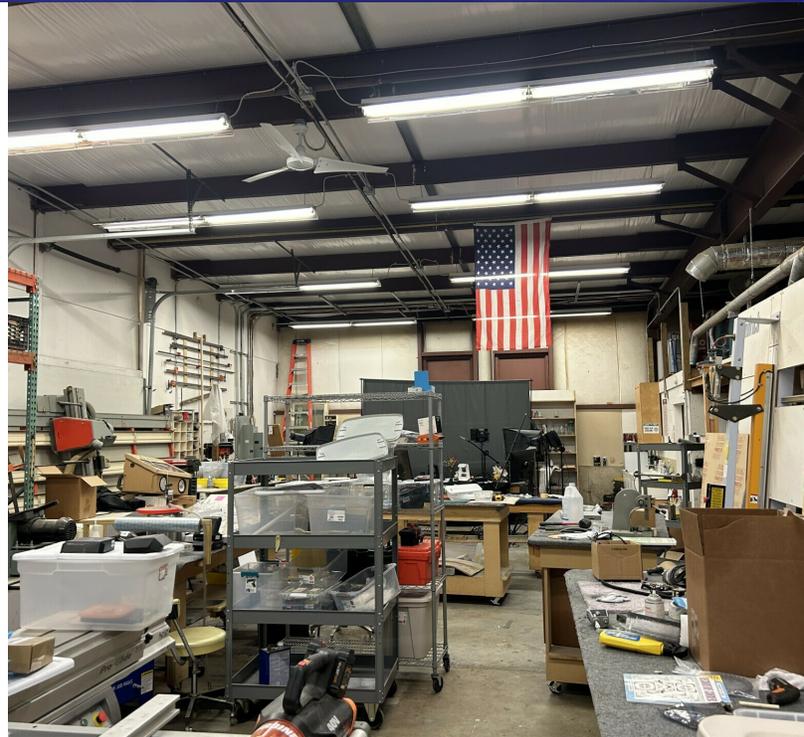


FOR LEASE // 18 TAYLOR AVE, UNIT 2-B, BETHEL, CT



PROPERTY DESCRIPTION

Now available for lease, this 4,000 SF industrial space is ideal for contractors, landscapers, or similar users. The space includes a 12' drive-in door, 14' ceilings, one bathroom, and an existing office that can stay or be removed for more open warehouse space. Conveniently located in Bethel with easy access to major routes, it offers flexibility and functionality for a variety of businesses.

PROPERTY HIGHLIGHTS

- 200 Amp 3 Phase Power
- 1 Bath
- Full AC + Gas Heat
- 12' Drive in door
- Walls Can be Removed for Clear Span Warehouse
- 14' Ceilings

OFFERING SUMMARY

Lease Rate:	\$9.90 PSF (NNN) + Utilities
Available SF	4,000 SF
Nets	+/- \$5 PSF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,329	19,856	36,919
Total Population	8,207	53,176	101,340
Average HH Income	\$122,595	\$111,152	\$123,698



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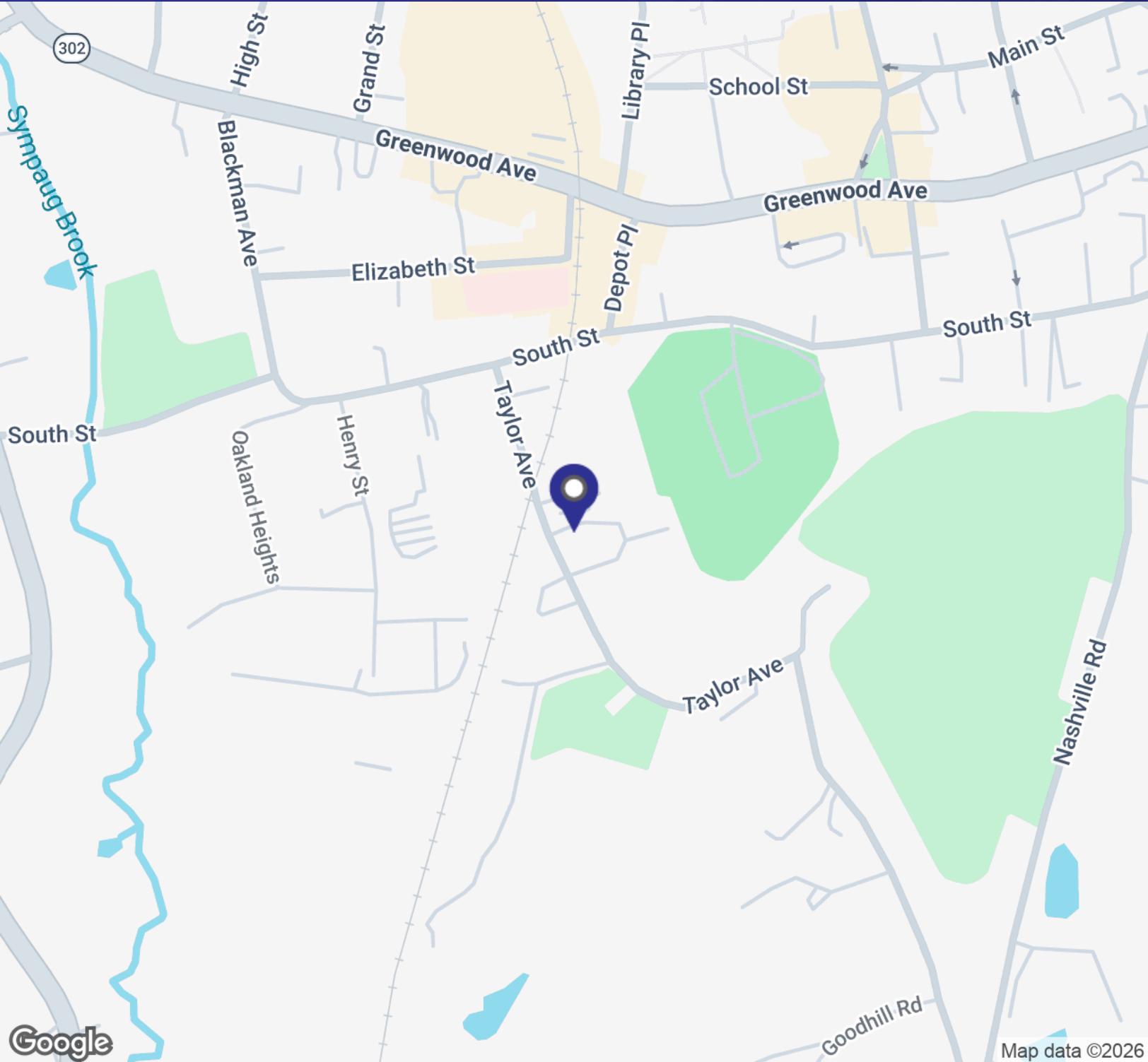
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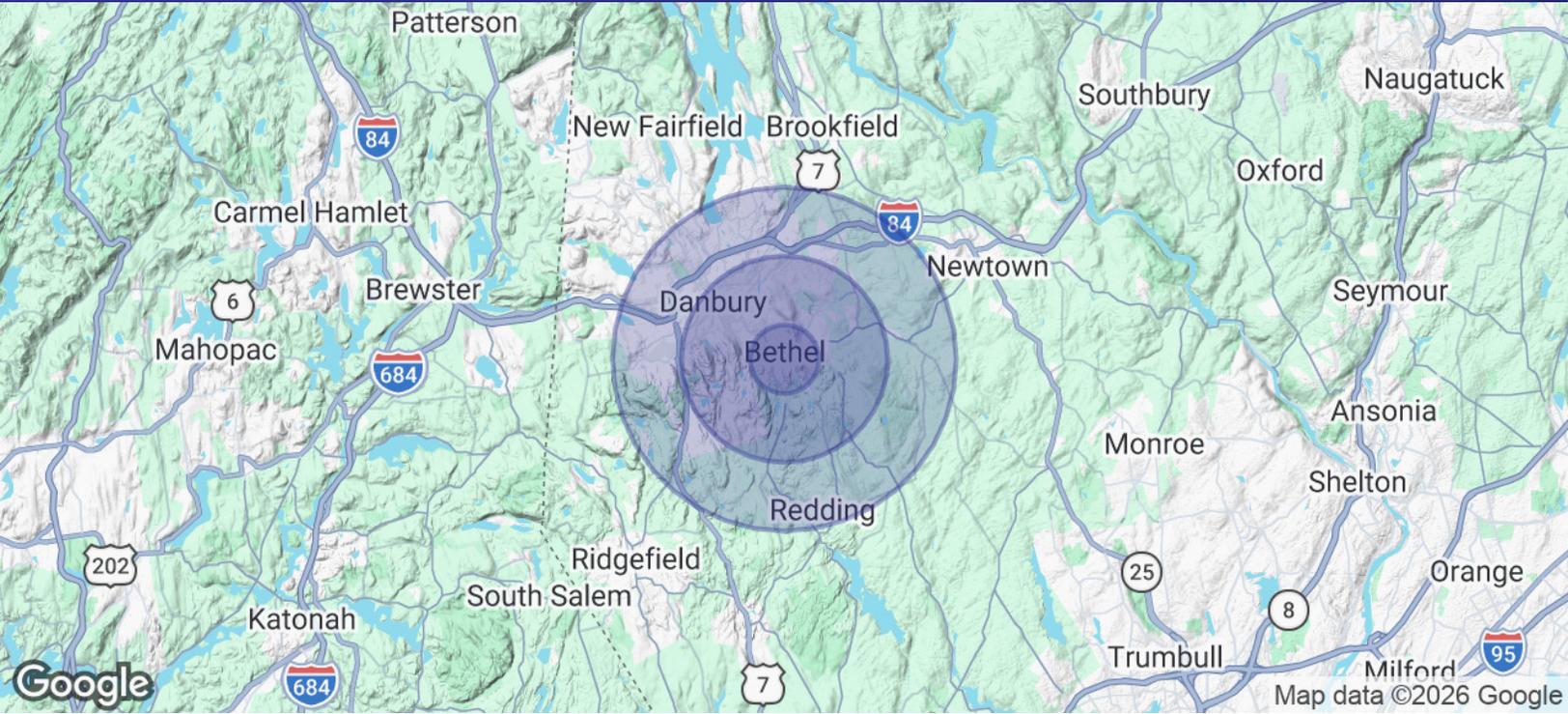
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,207	53,176	101,340
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,329	19,856	36,919
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$122,595	\$111,152	\$123,698
Average House Value	\$468,404	\$402,856	\$434,407

Demographics data derived from AlphaMap



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