FOR LEASE // WAREHOUSE/INDUSTRIAL SPACE - THE BLEACHERY

143 West St, New Milford, CT



PROPERTY DESCRIPTION

Warehouse, assembly, or manufacturing space is available at The Bleachery, a beautifully renovated historic mill overlooking the Housatonic River and sits on a +/- 7.66-acre campus setting. Located at 143 West Street in New Milford, the property offers flexible layouts, ceilings up to approximately 25 feet, drive-in door access, and ample parking. Full A/C and propane heat support warehouse, manufacturing, distribution, flex, or R&D uses. Convenient to RT. 7, RT. 22, RT. 67, and local shopping.

PROPERTY HIGHLIGHTS

- Possible uses: Warehouse, manufacturing, R&D, distribution
- Built in 1930
- LED Lighting
- 12' Drive-in Access
- Kitchenette
- Versatile layout
- Up to +/- 25 ft ceilings

OFFERING SUMMARY

Available SF Options:	3,890 SF - $9.95 NNN 5,754 SF - $9.95 NNN 7,168 SF - $9.95 NNN 11,336 SF - $8.75 NNN 18,497 SF - $8.50 NNN 22,387 SF - $8.50 NNN 28,141 SF - $8.25 NNN
Nets	+/- $3.30 PSF
Building Size:	+/- 131,498 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,260	6,582	12,038
Total Population	3,380	17,352	31,513
Average HH Income	$119,164	$126,675	$146,799



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PROPERTY HIGHLIGHTS

- Possible uses: Warehouse, manufacturing, R&D, distribution
- Built in 1930
- LED Lighting
- Drive-in Access
- HRFZ zoning
- Versatile layout
- up to +/- 25 ft ceilings
- Ample parking
- Full A/C
- Propane Heat
- Modern amenities
- Prominent building presence
- Boat Slips Available
- City Water; Sewer
- Kitchenette
- Two restrooms



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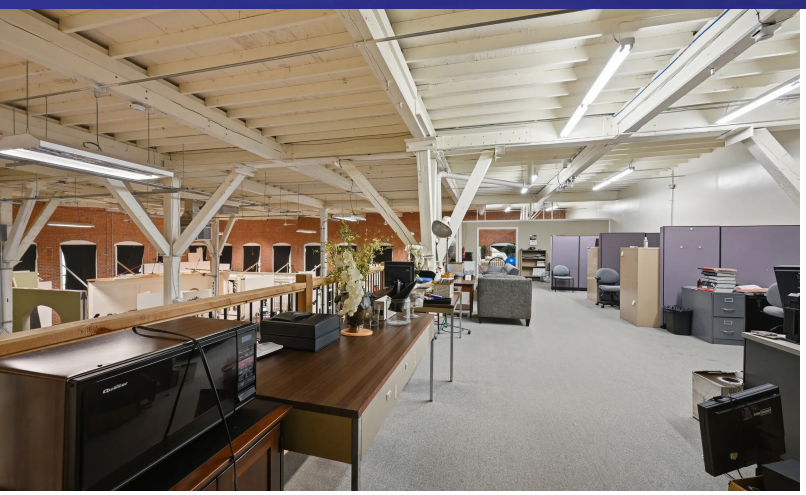
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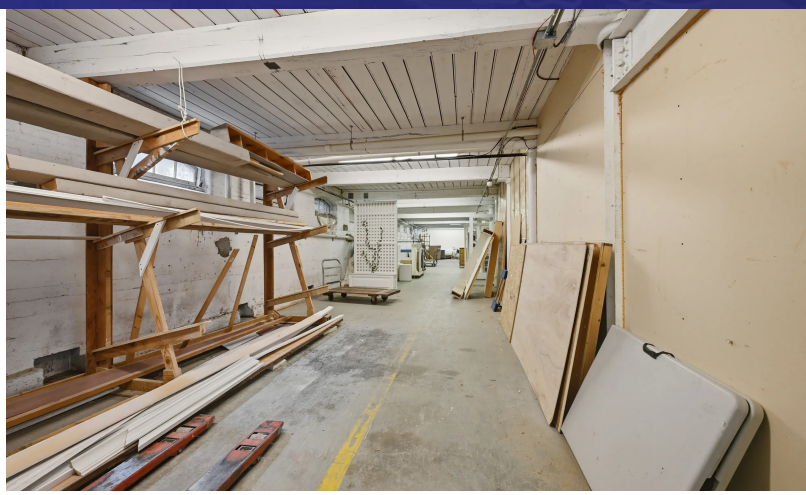


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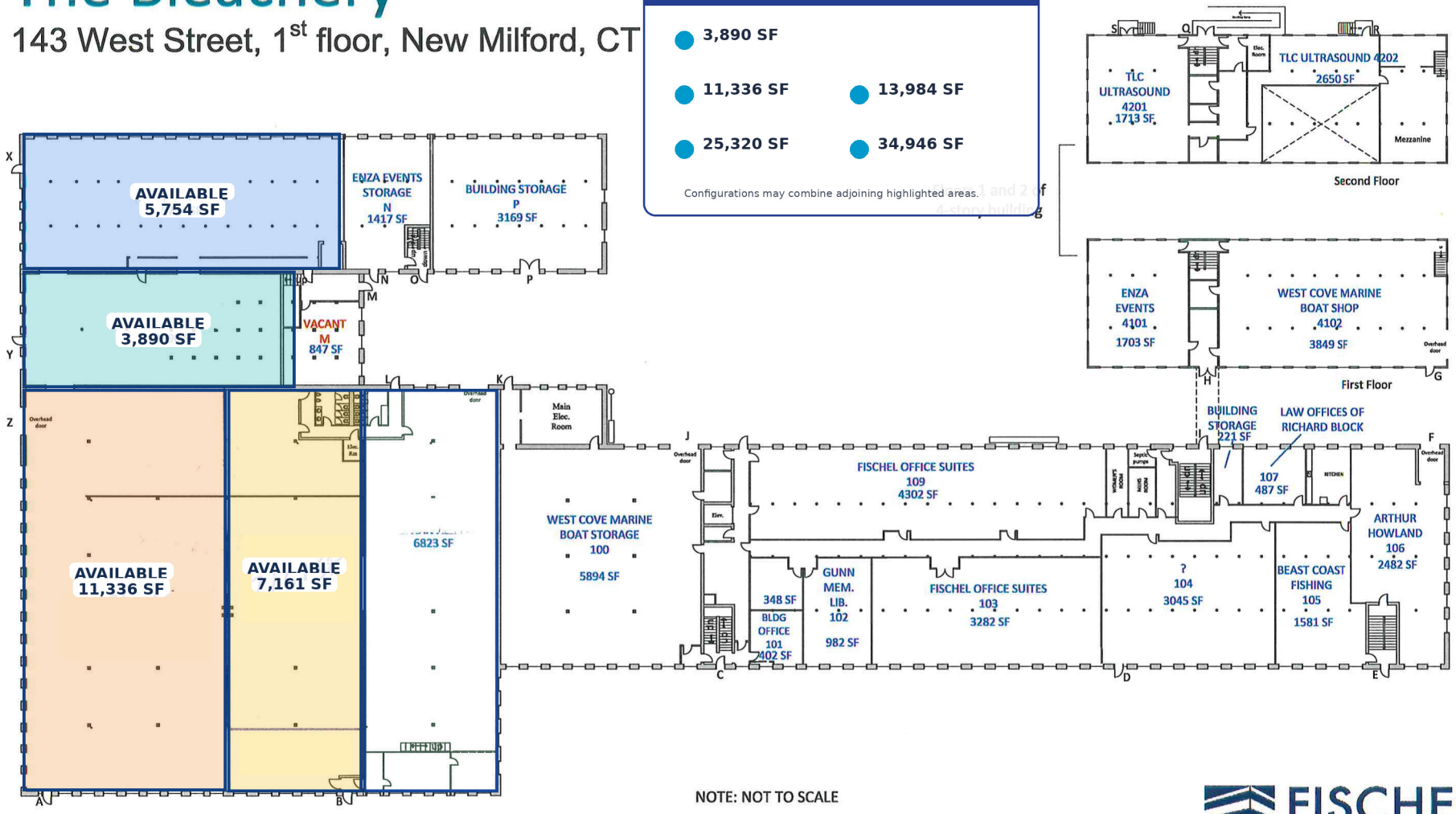
The Bleachery

143 West Street, 1st floor, New Milford, CT

AVAILABLE SPACE OPTIONS

- 3,890 SF
- 11,336 SF
- 13,984 SF
- 25,320 SF
- 34,946 SF

Configurations may combine adjoining highlighted areas.



NOTE: NOT TO SCALE

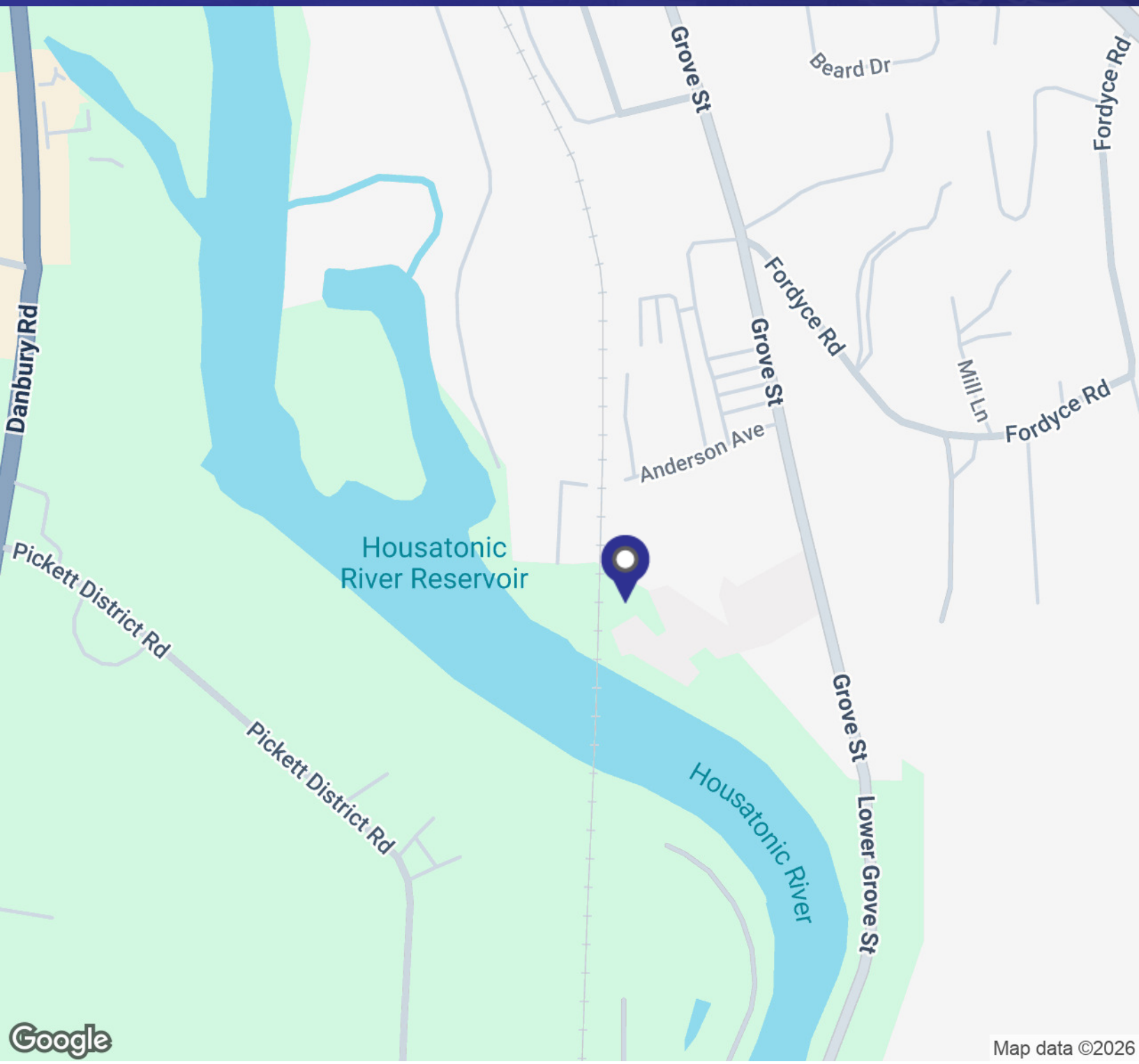
West Street and Downtown New Milford

FISCHEL PROPERTIES

501 Kings Highway East, Fairfield, CT 06825
Phone: 203-696-1000 Fax: 203-384-8000
www.FischelProperties.com

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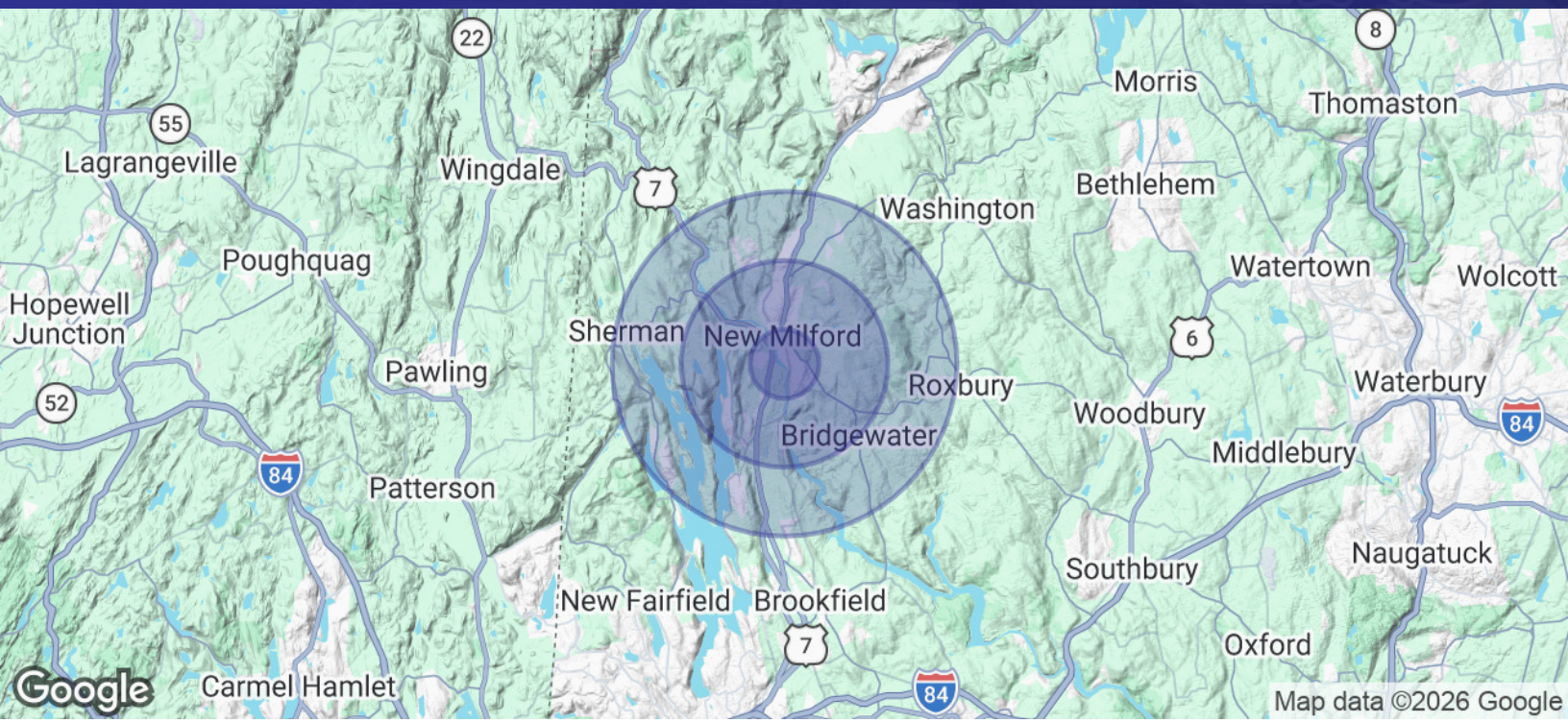
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,380	17,352	31,513
Average Age	40.1	43.5	44.9
Average Age (Male)	38.2	43.2	45.0
Average Age (Female)	33.1	39.7	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,260	6,582	12,038
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$119,164	$126,675	$146,799
Average House Value	$342,789	$394,229	$460,657

2023 American Community Survey (ACS)



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