

**FOR LEASE // WAREHOUSE // INDUSTRIAL**

18 Taylor Ave, Bethel CT



**PROPERTY DESCRIPTION**

Now available for lease, this 3,200 SF full AC industrial space is ideal for contractors, landscapers, warehouse, distribution, manufacturing or similar users. The space includes a loading dock with a 10' door, 13'-14.7' ceilings, one bathroom, 200amp 3 phase power, new LED lighting and slop sink. 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
- 1 Loading dock with 10' door
- Electrical Outlets Throughout
- Drops in Ceiling
- 200 Amp 3 Phase Power
- 13' -14.7' Ceilings

**OFFERING SUMMARY**

Lease Rate:	\$9.90 PSF (NNN) + Utilities
Available SF	3,200 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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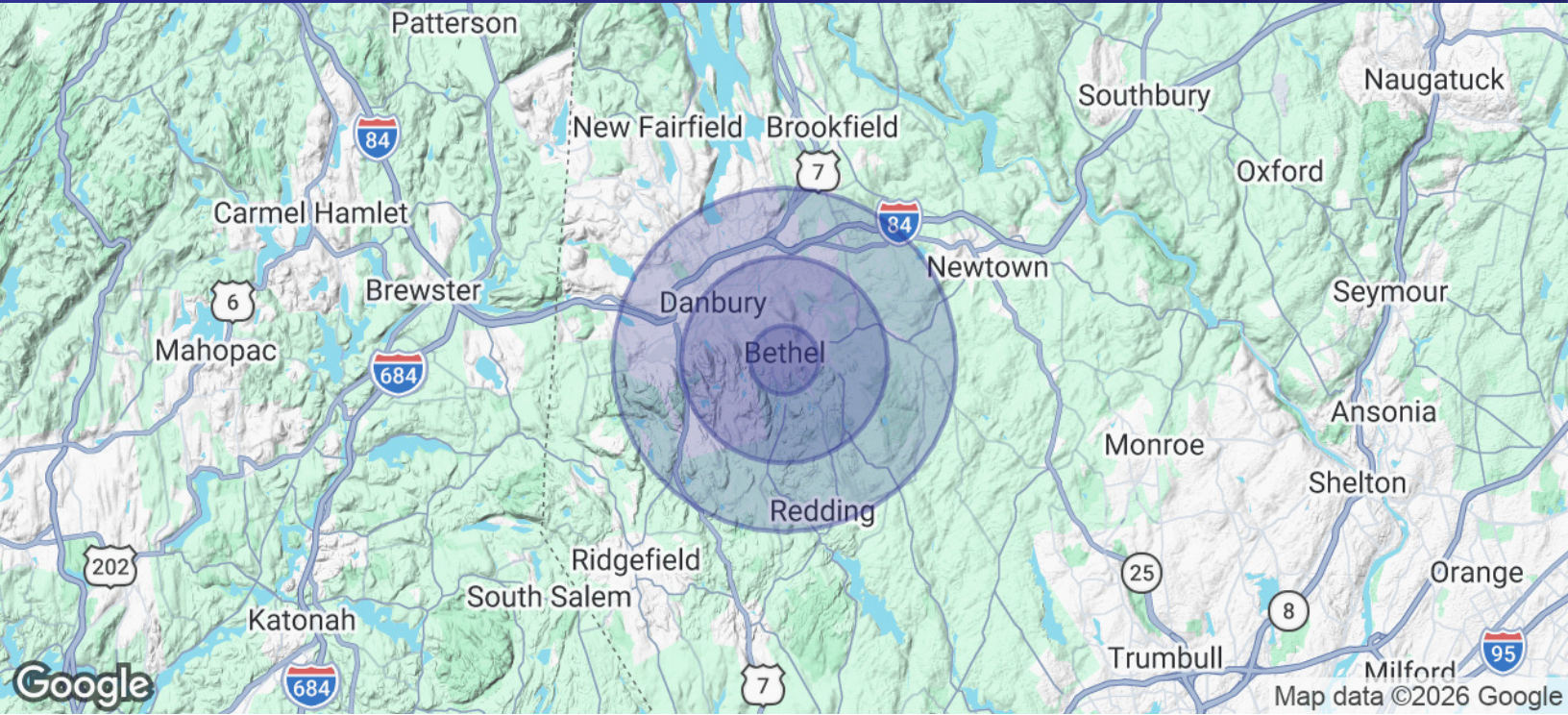
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,207	53,176	101,340
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	43	41	42

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

2020 American Community Survey (ACS)

