

LEASE

33 OLD AMITY RD UNIT C

Bethany, CT 06524



OFFERING SUMMARY

Lease Rate:	\$2,750 per month)
Building Size:	13,600 SF
Available SF:	2,400 SF
Lot Size:	159,113 SF
Year Built:	2018
Zoning:	B-I

PROPERTY OVERVIEW

Recently constructed in 2018, this well-maintained 2,400 SF industrial/flex space is in excellent condition and offers a wide range of potential uses within the BIN zoning district. The space features 16-foot ceilings, a 14-foot automatic overhead door, and a functional layout that includes an office and restroom. Gas heat provides efficient year-round comfort. Exterior parking spaces are available, adding to the convenience for staff and clients. Ideal for contractors, storage, light industrial, or various business operations.

Tom Cavaliere
(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

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Tom Cavaliere, LIC # REB.0110396

Phone: (203) 907-7800

Email: tom.cavaliere@cbmoves.com



(203) 795-6000

33 Old Amity Road , Unit# C, Bethany, CT 06524**\$3,000****Active****Industrial****Commercial For Lease**Listing ID : **24162526**Parcel Number: **2126668**DOM / CDOM: **4 / 4**County: **New Haven**Neighborhood: **N/A**Is also for Sale/Lease: **/****Overview**

Recently constructed in 2018, this well-maintained 2,400 SF industrial/flex space is in excellent condition and offers a wide range of potential uses within the BIN zoning district. The space features 16-foot ceilings, a 14-foot automatic overhead door, and a functional layout that includes an office and restroom. Gas heat provides efficient year-round comfort. Exterior parking spaces are available, adding to the convenience for staff and clients. Ideal for contractors, storage, light industrial, or various business operations.

Private Remarks**Structural/Parking Information**

Year Built:	2018	Construction:	Steel
Number of Stories:		Roof:	Metal
Number of Units:	4	Foundation:	Concrete
Number of Tenants:	3	Flooring:	Concrete
ADA Compliant/Handicap Features:	/	Ceiling Height:	16.9
SqFt/SqFt Source:	13,600/Public Records	# of Restrooms:	
Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	3
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:	0	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	2400
Garage/Parking Info:	0 Total Spaces	Warehouse SqFt:	2400
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use:	Tax Year:
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Business Information

Business Name:	Year Business Established:
Number of Employees:	Seating Capacity:
Conforming Use:	Business Licenses:

Lease Information

Landlord Options:	Tenant Responsibilities:	All Utilities, Heat, Hot Water
Landlord Requirements: Credit Check, References Required, Security Deposit, Lease Required, Annual Increase	Security Deposit Info:	2 months security
Landlord Responsibilities:	Build Out Allowance:	
Lease Info/Duration: Flexible Lease Terms	Monthly Lease \$:	
Potential Use:	Remaining Years on Lease:	

Utility Information

Heat Type/Fuel:	Hot Air/Propane
Cooling:	None
Hot Water System:	
Water Service:	Private Well
Sewage System:	Septic
Annual Sewer Fee/Assessment:	

Lot & Location

Acres:	3.66
Zoning:	B&I
Location:	Suburban
Road Frontage Description:	Municipal Street
Road Frontage Feet Approx:	

Walk Score® : 21 Car-Dependent - Almost all errands require a car

Listing Information

Showing Instructions:	Use Show Assist min 24 hours notice
Lock Box Description:	None
Lock Box Location:	
Directions:	Amity Rd to Old Amity Rd
Sign:	Yes
Owner Name / Phone:	Preta Realty LLC /
Occupied By:	Vacant

Property Management

Property Management Type:	
Property Management Company:	
Property Management Company Phone:	

Listing Agent/Broker Information

List Agent:	Tom Cavaliere (CAVALITH)
List Agent Phone:	(203) 907-7800
List Agent Email:	tom.cavaliere@cbmoves.com
List Agent License:	REB.0110396
List Agent Website:	

Marketing History

List Price:	\$3,000
Previous List Price:	\$3,000
Original List Price:	\$3,000
Price Last Updated:	
List Price as % of Assessed Value:	

Available Utilities: **Electric, Telephone, Phone Available, Cable Available**

Electric Voltage:	
Electric Amperage:	
Electric Phases:	
# of Electrical Services:	

Lot Description:	Level Lot
In Flood Zone:	
Elevation Certificate:	
Available Documents:	None
Traffic Count:	

Listing Contract Type: **Exclusive Right to Lease Listing Agreement**
 Service Type: **Full Service**
 Reserved Prospect: **No**

The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS.

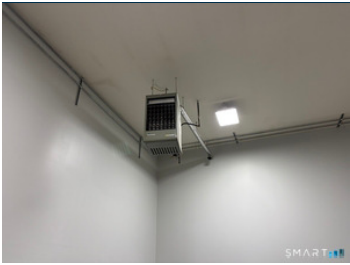
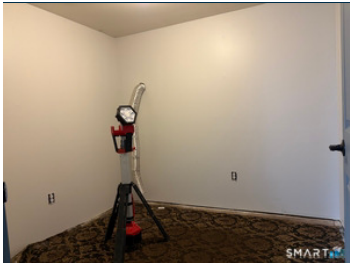
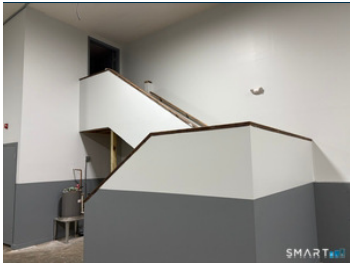
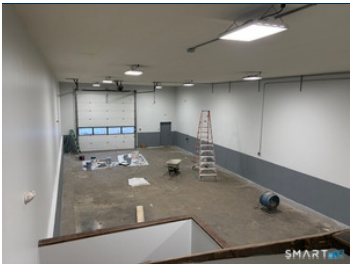
[Click here for additional information](#)

Date Available:	30 Days
Potential Short Sale / Comments:	/
The following items are not included in this sale:	

Property Manager:	
Property Manager Phone/Email:	/

List Office:	Coldwell Banker Realty (CBRB34)
List Office Phone:	(203) 795-6000
List Office Website:	https://www.coldwellbankerhomes.com/tri-states/

Entered in MLS:	04/03/2026
Contract Effective Date:	04/03/2026
Start Marketing Date:	04/03/2026
Listing Last Updated:	04/03/2026
Expiration Date:	03/25/2027
Sale Financing:	



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33 Old Amity Road , Unit# C, Bethany, CT 06524

\$2,750

**Active****Industrial****Commercial For Lease**

Listing ID : **24162526**
 Parcel Number: **2126668**

DOM / CDOM: **75 / 75**County: **New Haven**Neighborhood: **N/A**Is also for Sale/Lease: **/****Overview**

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Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	3
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:	0	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	2400
Garage/Parking Info:	0 Total Spaces	Warehouse SqFt:	2400
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use: _____ Tax Year: _____

Business Information

Business Name: _____ Year Business Established: _____
 Number of Employees: _____ Seating Capacity: _____
 Conforming Use: _____ Business Licenses: _____

Lease Information

Landlord Options: _____ Tenant Responsibilities: **All Utilities, Heat, Hot Water**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Annual Increase** Security Deposit Info: **2 months security**
 Landlord Responsibilities: _____ Build Out Allowance: _____
 Lease Info/Duration: **Flexible Lease Terms** Monthly Lease \$: _____
 Potential Use: _____ Remaining Years on Lease: _____

Utility Information

Heat Type/Fuel: **Hot Air/Propane** Available Utilities: **Electric, Telephone, Phone Available, Cable Available**
 Cooling: **None** Electric Voltage: _____
 Hot Water System: _____ Electric Amperage: _____
 Water Service: **Private Well** Electric Phases: _____
 Sewage System: **Septic** # of Electrical Services: _____
 Annual Sewer Fee/Assessment: _____

Lot & Location

Acres:	3.66
Zoning:	B&I
Location:	Suburban
Road Frontage Description:	Municipal Street
Road Frontage Feet Approx:	

Walk Score® : 21 Car-Dependent - Almost all errands require a car

Listing Information

Directions:	Amity Rd to Old Amity Rd
Sign:	Yes

Property Management

Property Management Type:	
Property Management Company:	
Property Management Company Phone:	

Marketing History

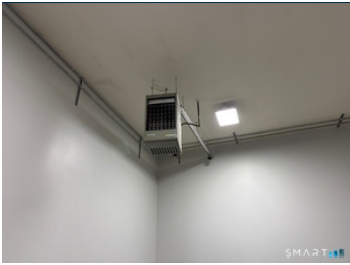
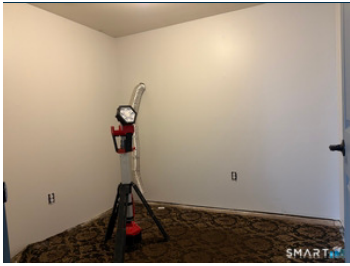
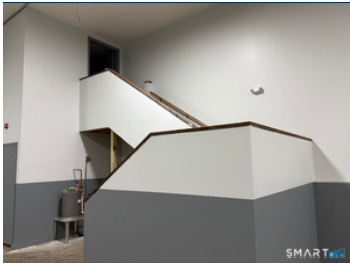
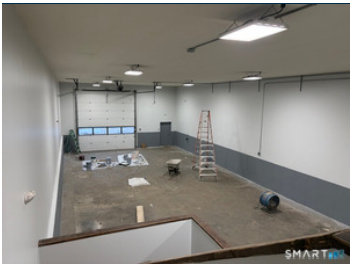
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Original List Price:	\$3,000
Price Last Updated:	06/17/2026
List Price as % of Assessed Value:	

Lot Description:	Level Lot
In Flood Zone:	
Elevation Certificate:	
Available Documents:	None
Traffic Count:	

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Sale Financing:	



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