

FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



PROPERTY DESCRIPTION

Free standing buildings consisting of a total +/- 50,000 Sq Ft in Shepards Industrial Park. This building has 4 loading docks, 1 drive in door and 20'-26' ceilings heights. Colum spacing are 20' side to side and 60' front to back. Ideal for warehouse, moving/storage and distribution. Units can be taken anywhere between 25,000 - 50,000 Sq Ft.

OFFERING SUMMARY

Building F:	+/- 50,000 SF
Lease Rate:	\$7.95 SF/yr (NNN)
Building F Demised:	+/- 25,000 SF
Lease Rate:	\$8.25 SF/yr (NNN)
Nets:	+/- \$2.10 PSF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,518	18,622	38,019
Total Population	6,353	47,621	101,208
Average HH Income	\$119,723	\$109,669	\$127,408



FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



PROPERTY HIGHLIGHTS

- 200 Amp, 3 Phase Power
- City Water and Sewer
- Oil Heat
- Small office with AC
- 1 Bathroom Building
- Ceiling Height: 20'-26'
- Colum Spacing 20' Side by Side & 60' Front to Back
- 4 Loading Docks, 1 Drive In Door
- Steel Structure
- Additional Power is Available
- Rail Siding is Available



FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



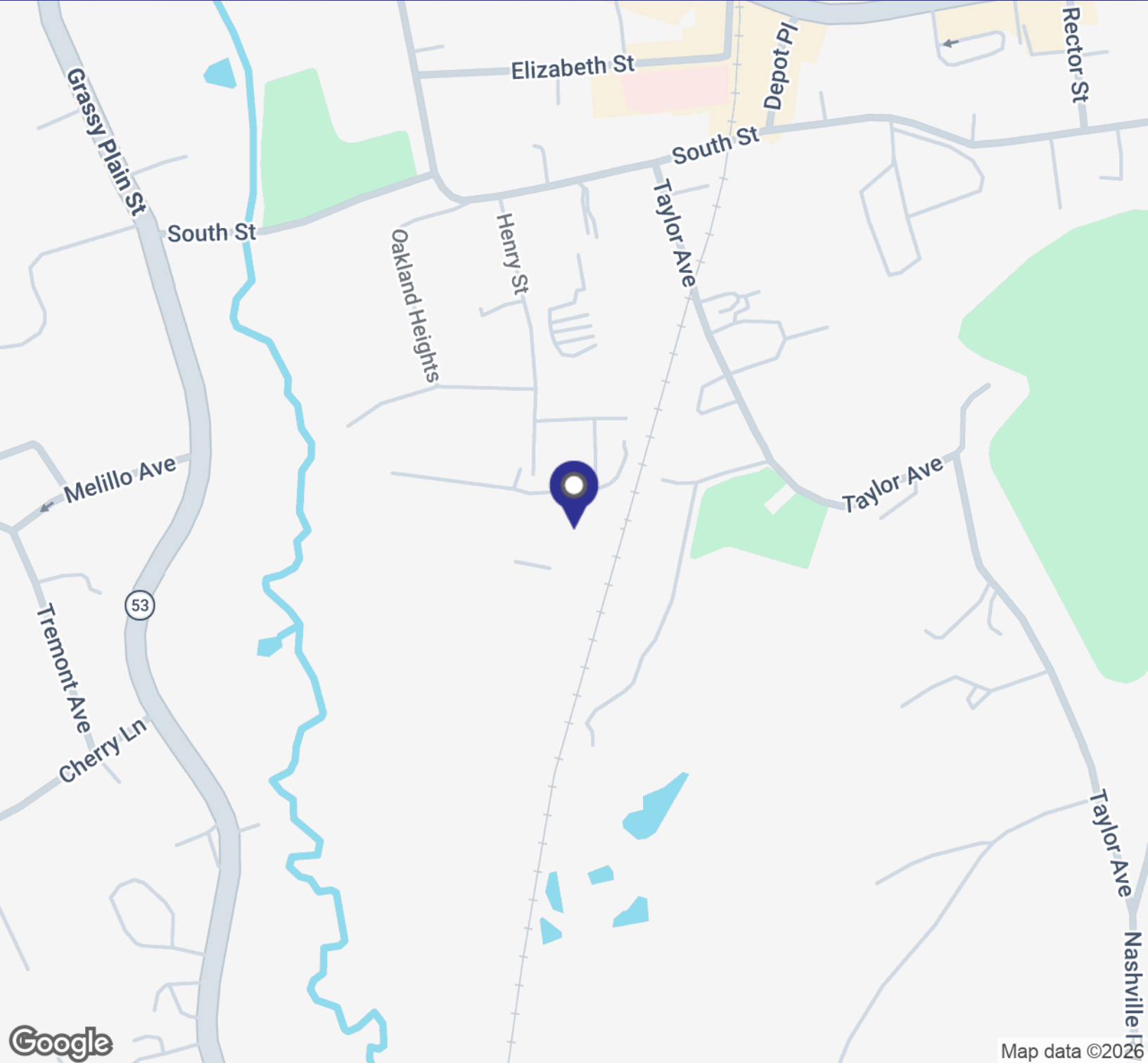
FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



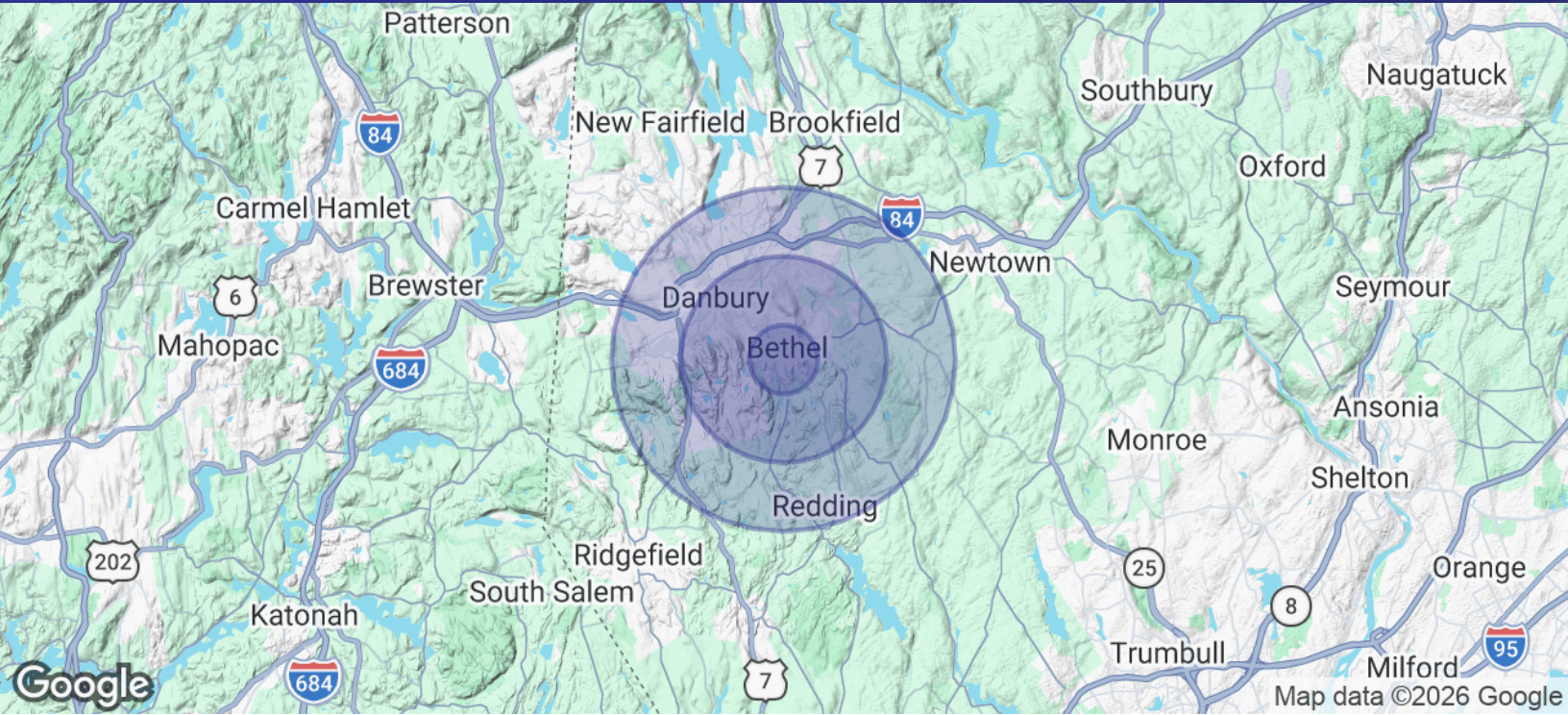
FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



FOR LEASE // FREE STANDING HIGH BAY WAREHOUSE

32 Henry St, Bethel CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,353	47,621	101,208
Average Age	40.7	40.0	41.1
Average Age (Male)	36.6	38.7	39.3
Average Age (Female)	42.2	41.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,518	18,622	38,019
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$119,723	\$109,669	\$127,408
Average House Value	\$359,118	\$381,883	\$442,027

2023 American Community Survey (ACS)

