



SCALZO
COMMERCIAL
NEW DEVELOPMENT

FORMER DURACELL HEADQUARTERS

For Sale

14 Research Drive | Bethel, CT 06801



Scalzo Commercial & New Development

Property Summary

Former Duracell Headquarters 14 Research Drive | Bethel, CT 06801

PROPERTY DESCRIPTION

A 311,187-square-foot office and flex/R&D campus spanning three stories, featuring high-end finishes, surface and garage parking, and a strong amenity package including a fitness center, full-service cafeteria, outdoor seating, and over 40 acres of landscaped grounds with walking trails. The property will be delivered vacant, offering multiple value-add and repositioning opportunities including multi-family or senior care.

Offered at a significant discount to replacement cost, the asset is zoned Industrial Park, allowing office, laboratory, and light industrial uses, with flexible in-place infrastructure to accommodate a variety of tenants. Additionally, ownership may benefit from interim cash flow through a potential short-term leaseback with Duracell, the former headquarters occupant.

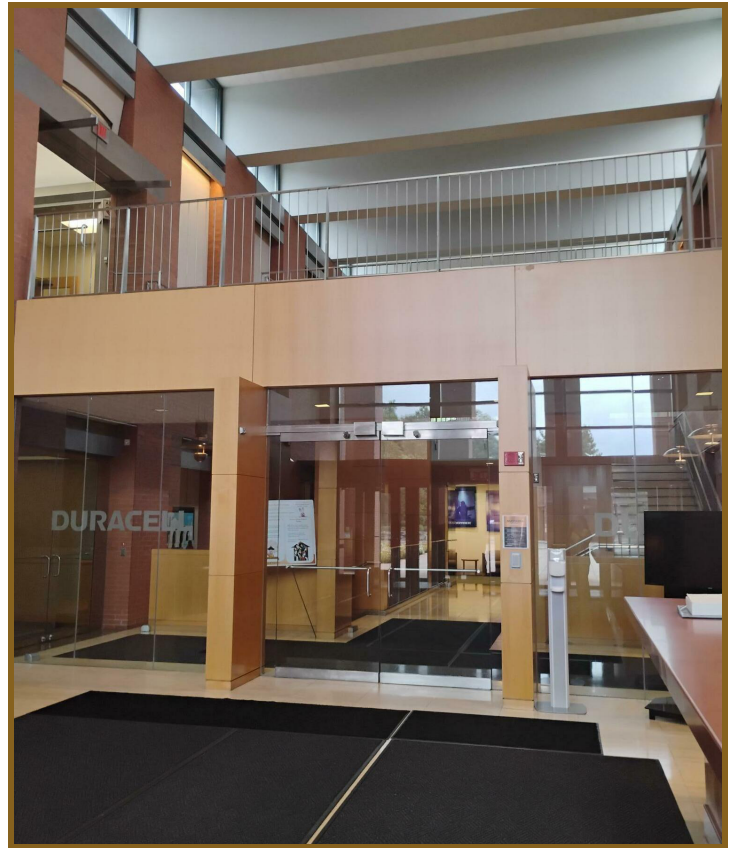
LOCATION DESCRIPTION

The property is strategically located directly off Interstate 84, five miles from a Metro-North Railroad station, 7.5 miles from Danbury Municipal Airport, and within one hour of New York City, New Haven, and Hartford. Nearby Routes 6 and 7 provide convenient access to a wide range of retail, dining, and service amenities.

Situated in Fairfield County, the location benefits from a dense, affluent residential base and access to a highly skilled workforce. The county is home to the largest concentration of Fortune 500 headquarters in Connecticut and maintains strong economic ties to Manhattan, supported by direct highway and rail access and a substantial reverse-commute population.

PROPERTY HIGHLIGHTS

- Great location in Bethel, CT
- 311,187 SF office building
- 3 stories
- Zoned IP
- Permitted uses: office, laboratories, light industrial
- 24-hour security with 2 guards per shift
- 777 parking spaces
- High-quality construction and design
- Cafeteria with 200 seats and room to expand
- Building sprinklers are a combination of wet, dry, and



OFFERING SUMMARY

Sale Price:	\$17,000,000
Lot Size:	40 Acres
Building Size:	311,187 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	42,994	88,608	149,935
Total Population	117,351	235,671	402,476
Average HH Income	\$131,697	\$152,272	\$167,975

SPECIAL AMENITIES

- Fitness Center
- Full-Service Cafeteria
- Outdoor Seating
- Landscaped Grounds with Walking Trails

Property Details

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Sale Price	\$17,000,000
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PROPERTY INFORMATION

Property Type	Office and Flex/R&D
Property Subtype	Office Building
Zoning	IP
Lot Size	40 Acres
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.6
Number of Parking Spaces	777

UTILITIES & AMENITIES

Security Guard	Yes
Elevators	4 cars plus 1 Freight in building; 2 cars in parking garage
Freight Elevator	Yes
Number of Elevators	4
Central HVAC	Yes
HVAC	400 VAV
Gas / Propane	Yes

TAXES & VALUATION

Foreclosure / Distressed	No
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LOCATION INFORMATION

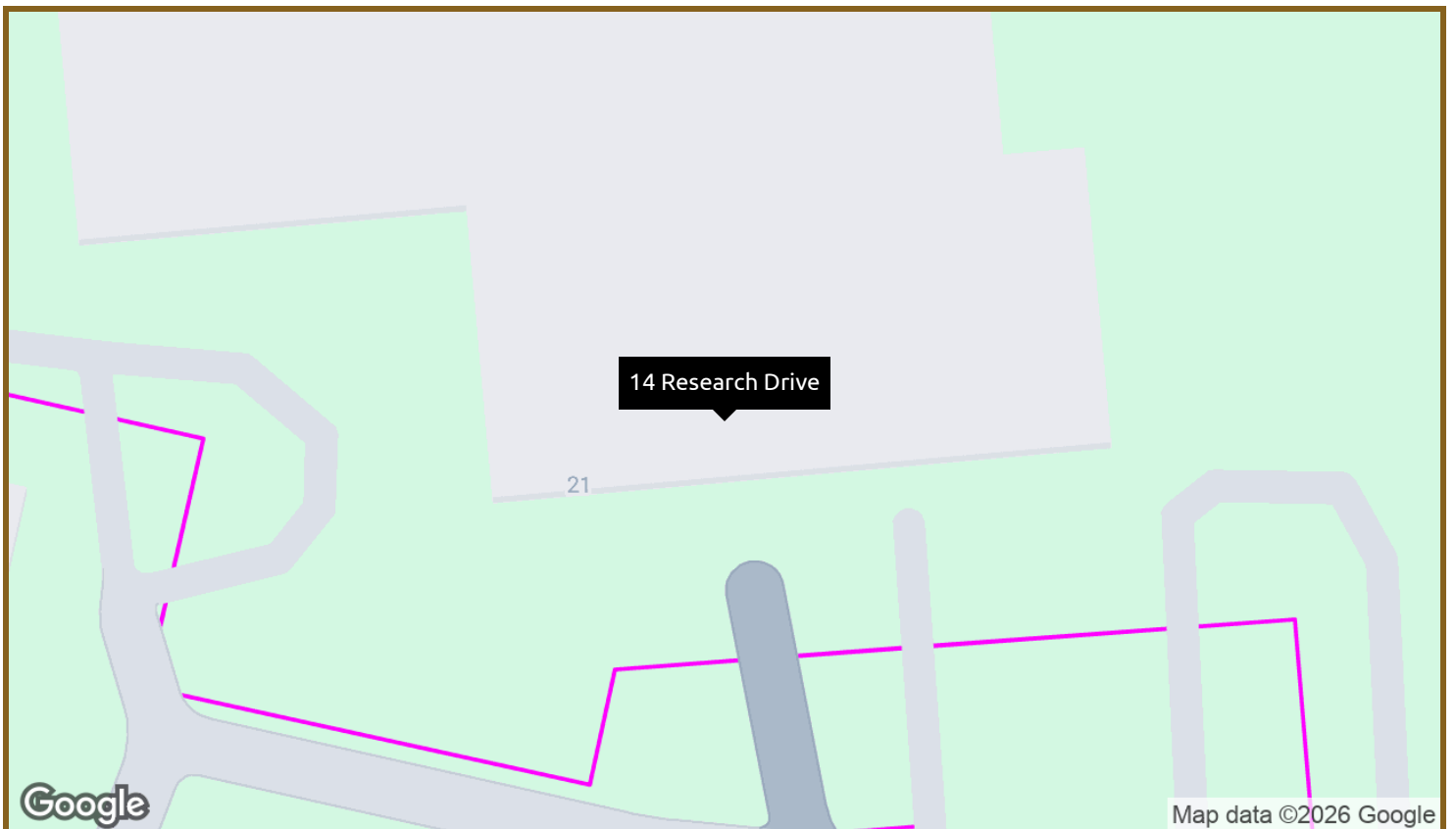
Building Name	Former Duracell Headquarters
Street Address	14 Research Drive
City, State, Zip	Bethel, CT 06801
County	Western Connecticut Planning Region
Township	Bethel

BUILDING INFORMATION

Building Size	311,187 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	A
Occupancy %	0.0%
Ceiling Height	10 ft
Number of Floors	3
Year Built	1995
Gross Leasable Area	311,187 SF
Condition	Good
Roof	Flat roof with rubber membrane and stone ballast cover
Free Standing	Yes
Number of Buildings	1
Foundation	Poured concrete over metal decking

Aerial Map

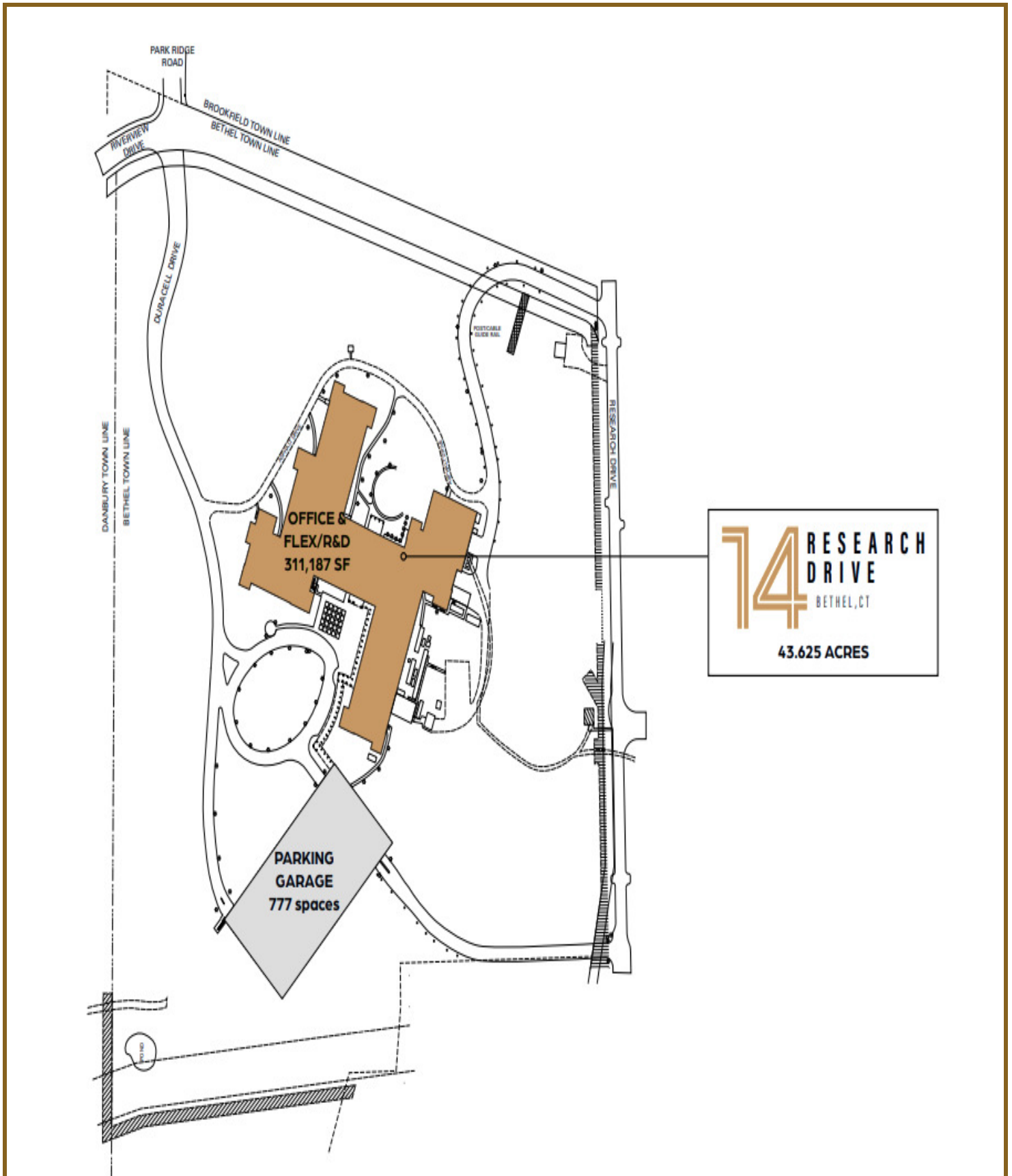
Former Duracell Headquarters 14 Research Drive | Bethel, CT 06801



Additional Photos

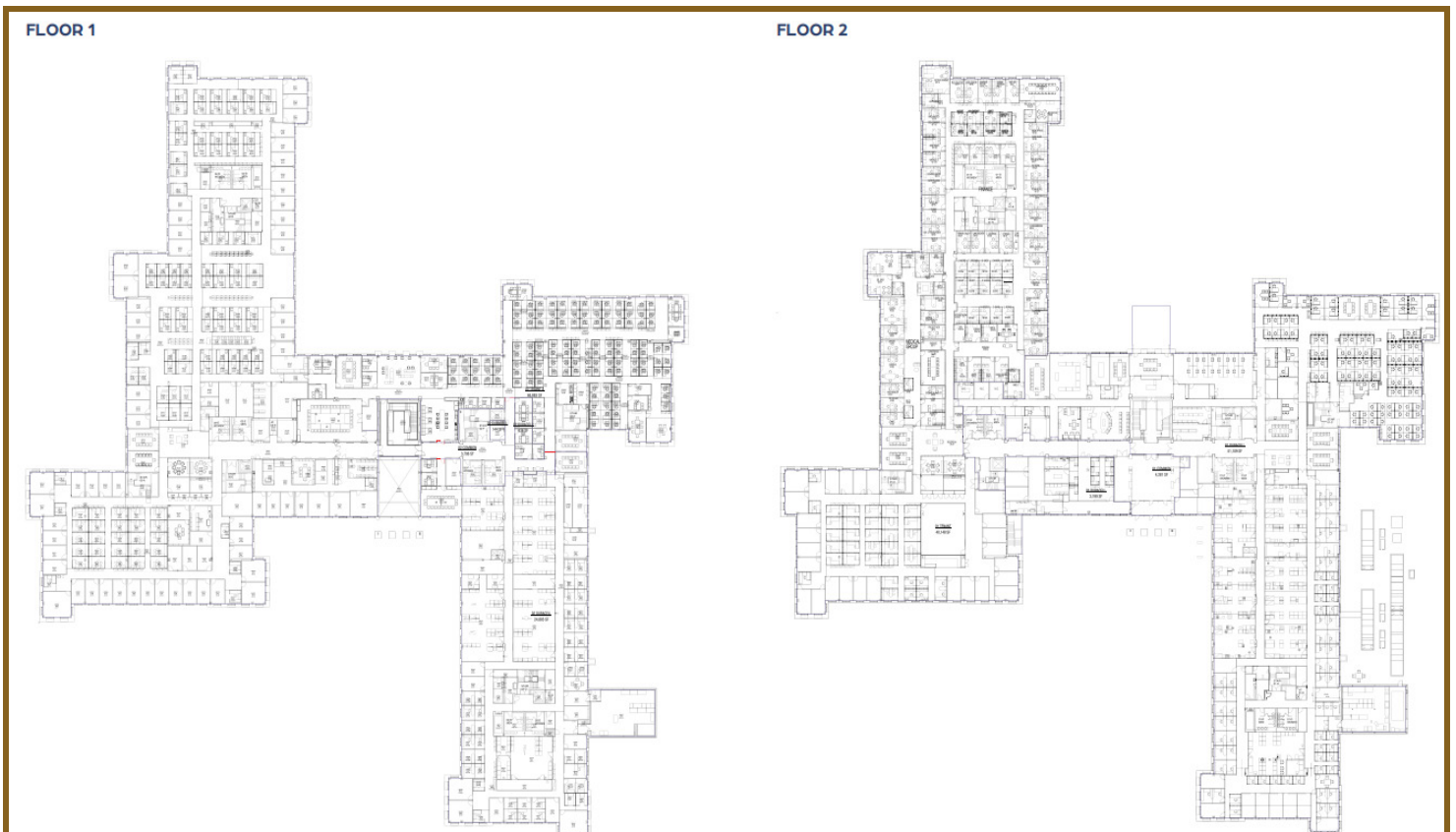
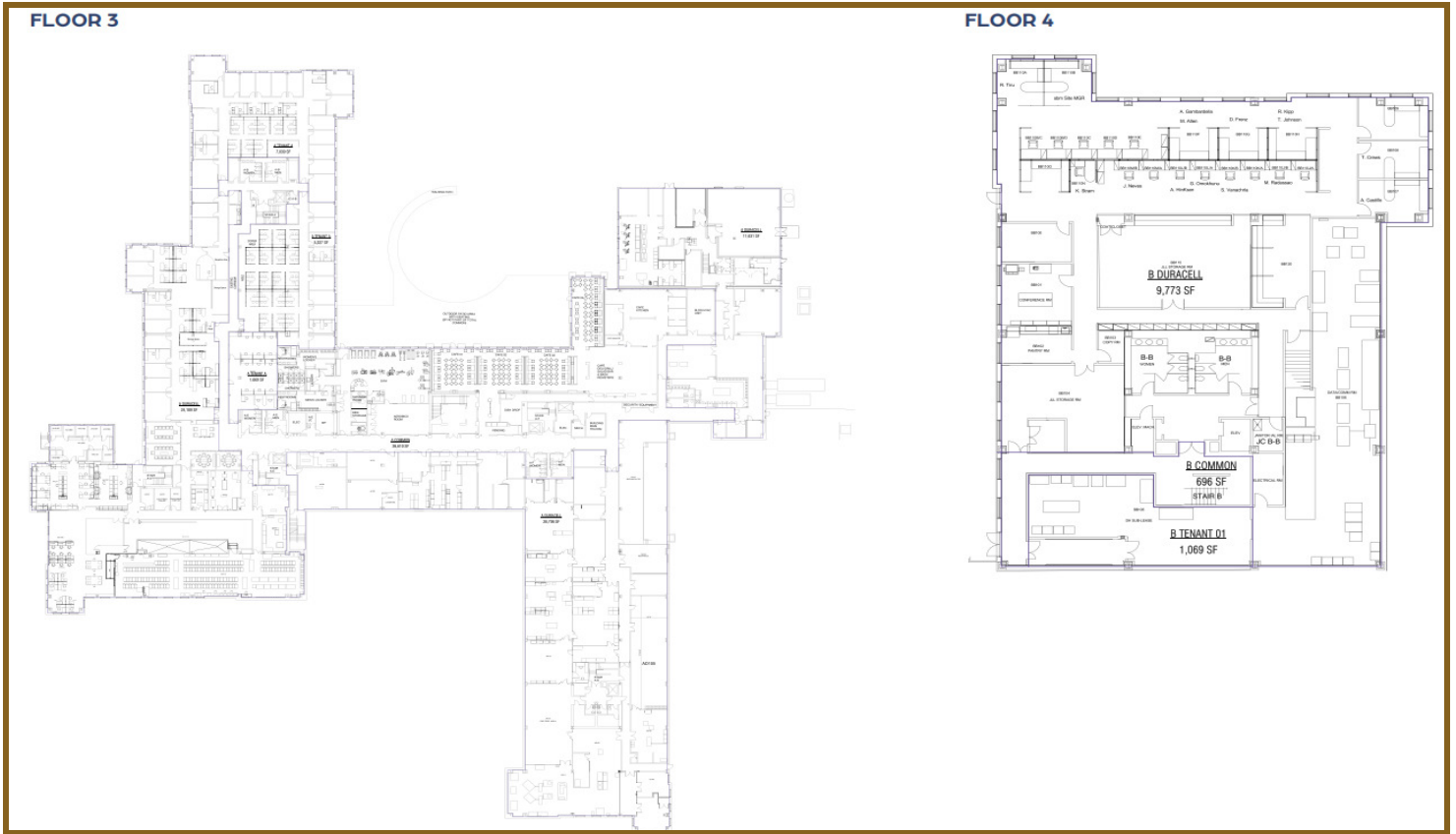
**Former Duracell Headquarters
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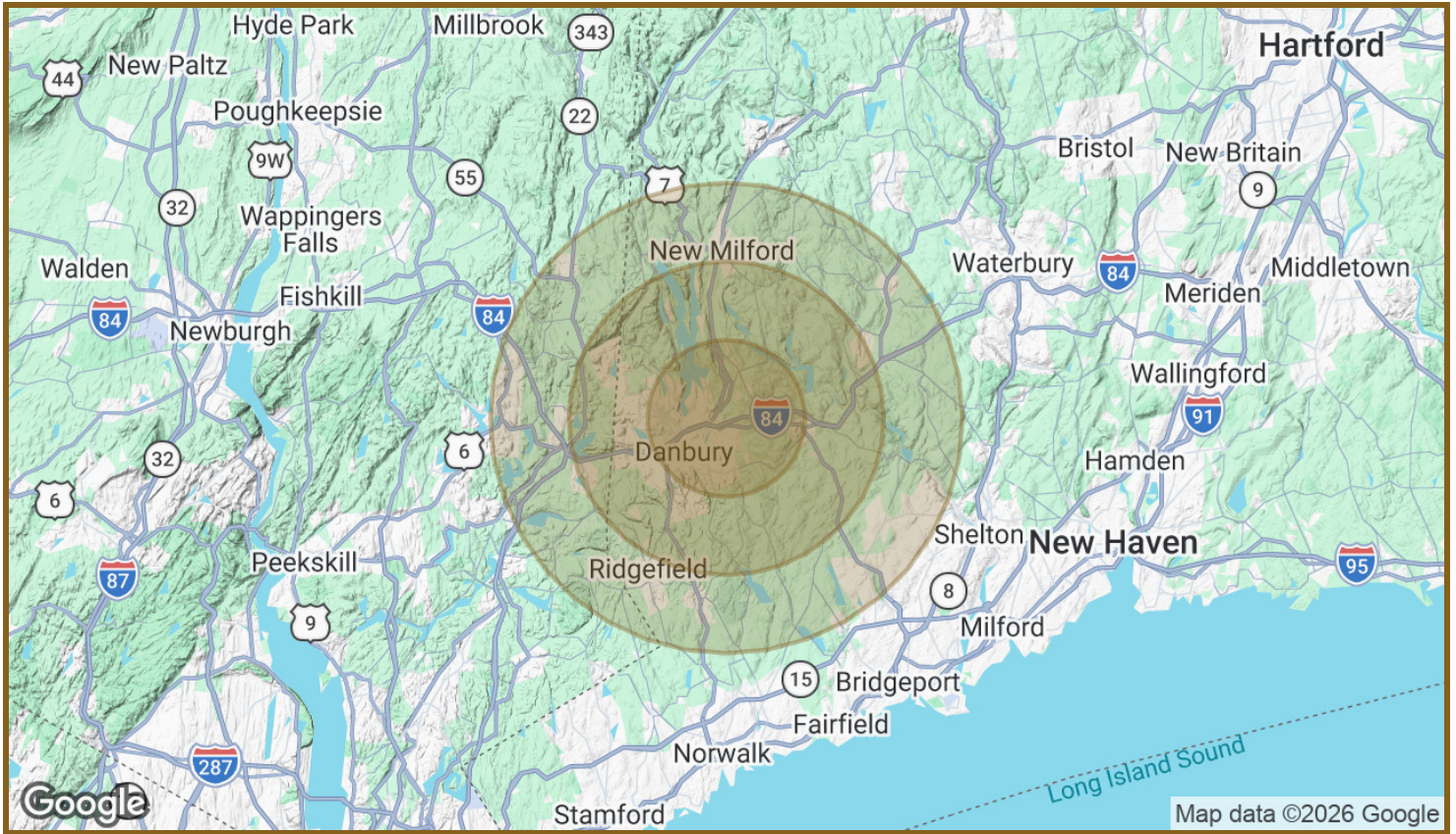




Floor Plans

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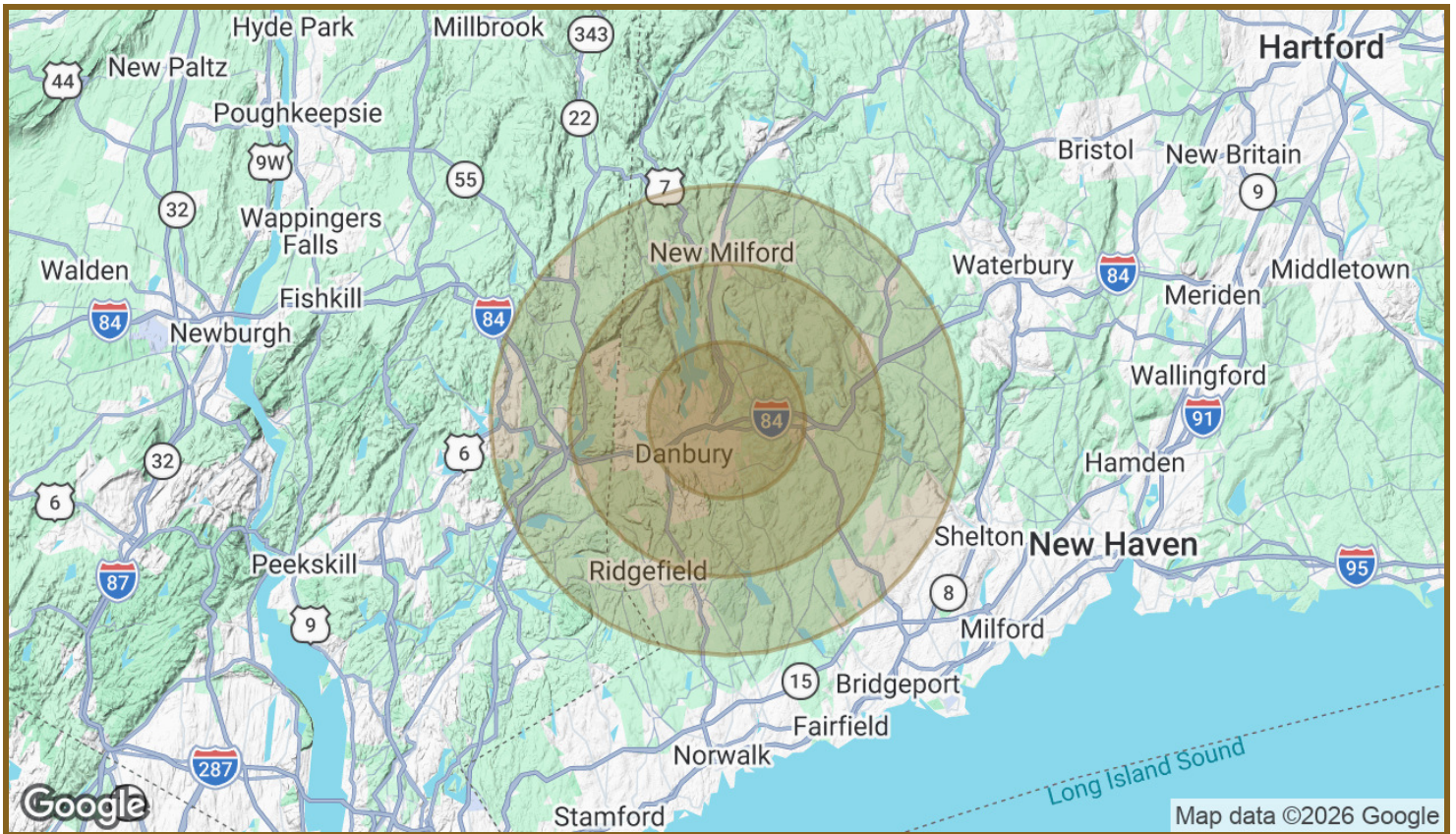
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	117,351	235,671	402,476
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	42,994	88,608	149,935
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$131,697	\$152,272	\$167,975
Average House Value	\$438,303	\$513,232	\$570,971

RACE	5 MILES	10 MILES	15 MILES
Total Population - White	63,453	157,231	291,587
% White	54.1%	66.7%	72.4%
Total Population - Black	6,693	10,191	14,418
% Black	5.7%	4.3%	3.6%
Total Population - Asian	6,732	11,312	17,414

Demographics Map & Report

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% Asian	5.7%	4.8%	4.3%
Total Population - Hawaiian	39	85	121
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	629	918	1,391
% American Indian	0.5%	0.4%	0.3%
Total Population - Other	21,792	27,350	34,284
% Other	18.6%	11.6%	8.5%

2020 American Community Survey (ACS)

Agents Contact

**Former Duracell Headquarters
14 Research Drive | Bethel, CT 06801**

PAUL SCALZO SR.

President

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