



COLDWELL BANKER
COMMERCIAL



Property Information
644 Amity Road Unit A,
Bethany

**Tom Cavaliere, LIC # REB.0110396**

Phone: (203) 907-7800

Email: tom.cavaliere@cbmoves.com

644 Amity Road , Unit# A, Bethany, CT 06524**\$2,500****Active****Industrial****Commercial For Lease**Listing ID : **24119492**Parcel Number: **1057208**DOM / CDOM: **0 / 0**County: **New Haven**Neighborhood: **N/A**Is also for Sale/Lease: **/****Overview**

2,520 sq. ft. industrial space in a prime Route 63 location with excellent visibility and easy access. Formerly used as a truck terminal, offering convenient truck access and turnaround. Potential for a dealer's license (subject to approvals).

Structural/Parking InformationYear Built: **1950**

Number of Stories:

Number of Units:

Number of Tenants:

ADA Compliant/Handicap Features: **/**SqFt/SqFt Source: **2,520/Owner**

Space is Subdividable:

Covered Parking Space:

Uncovered Parking Space:

Total Parking Spaces:

Parking Spaces per 1,000 SqFt:

Garage/Parking Info:

Commercial Features:

Exterior Features: **Lighting, Outside Storage Area**Construction: **Block, Metal**Roof: **Flat, Metal**Foundation: **Slab**

Flooring:

Ceiling Height:

of Restrooms:

of Loading Docks:

of Overhead Doors:

Office SqFt:

Retail SqFt:

Industrial SqFt:

Warehouse SqFt:

Residential SqFt:

Additional SqFt Available:

Building Information

Present Use:

Tax Year:

Lease Information

Landlord Options:

Landlord Requirements: **Credit Check, Security Deposit, Lease Required, Annual Increase**

Landlord Responsibilities:

Lease Info/Duration: **Three Years**Tenant Responsibilities: **All Utilities, Snow Removal**Security Deposit Info: **2 Months**

Build Out Allowance:

Monthly Lease \$:

Remaining Years on Lease:

Utility InformationHeat Type/Fuel: **Hot Air/Oil**Cooling: **None**

Hot Water System:

Water Service: **Private Well**Sewage System: **Septic**Available Utilities: **Electric**

Electric Voltage:

Electric Amperage:

Electric Phases:

of Electrical Services:

Lot & LocationAcres: **2.30**Zoning: **B&I**Location: **Urban**Road Frontage Description: **State Road**Lot Description: **Level Lot**

In Flood Zone:

Elevation Certificate:

Available Documents: **Brochure**

Walk Score® : 39 Car-Dependent - Most errands require a car

Listing Information

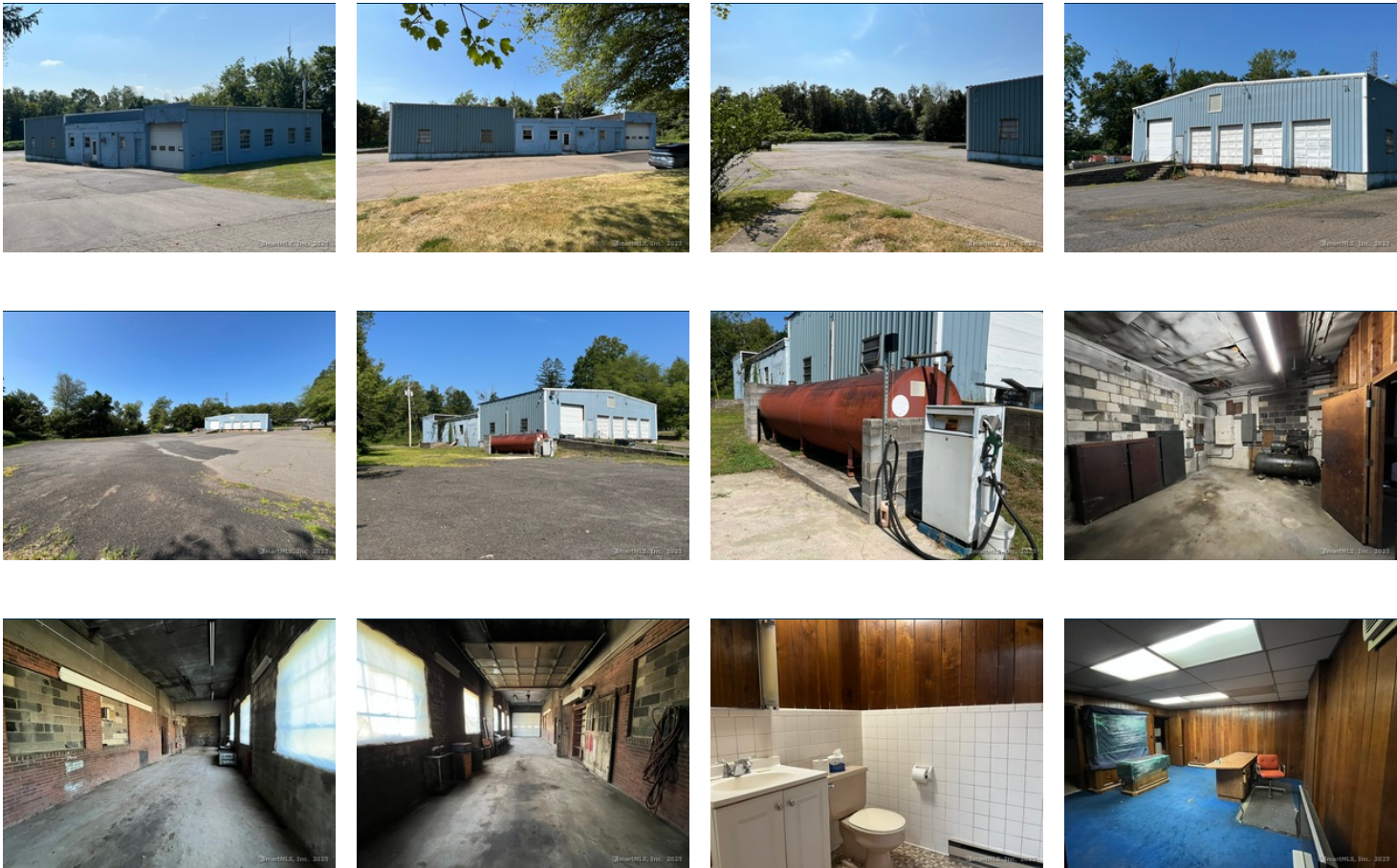
Directions:	RT 63	Date Available:	Immediately
Sign:	Yes	Potential Short Sale / Comments:	/
The following items are not included in this sale:			

Property Management

Property Management Type:	Property Manager:
Property Management Company:	Property Manager Phone/Email:
Property Management Company Phone:	

Marketing History

List Price:	\$2,500	Entered in MLS:	08/15/2025
Previous List Price:	\$2,500	Listing Contract Date:	08/15/2025
Original List Price:	\$2,500	Listing Last Updated:	08/15/2025
Price Last Updated:		Sale Financing:	
List Price as % of Assessed Value:			



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | 08/15/2025 01:58 PM

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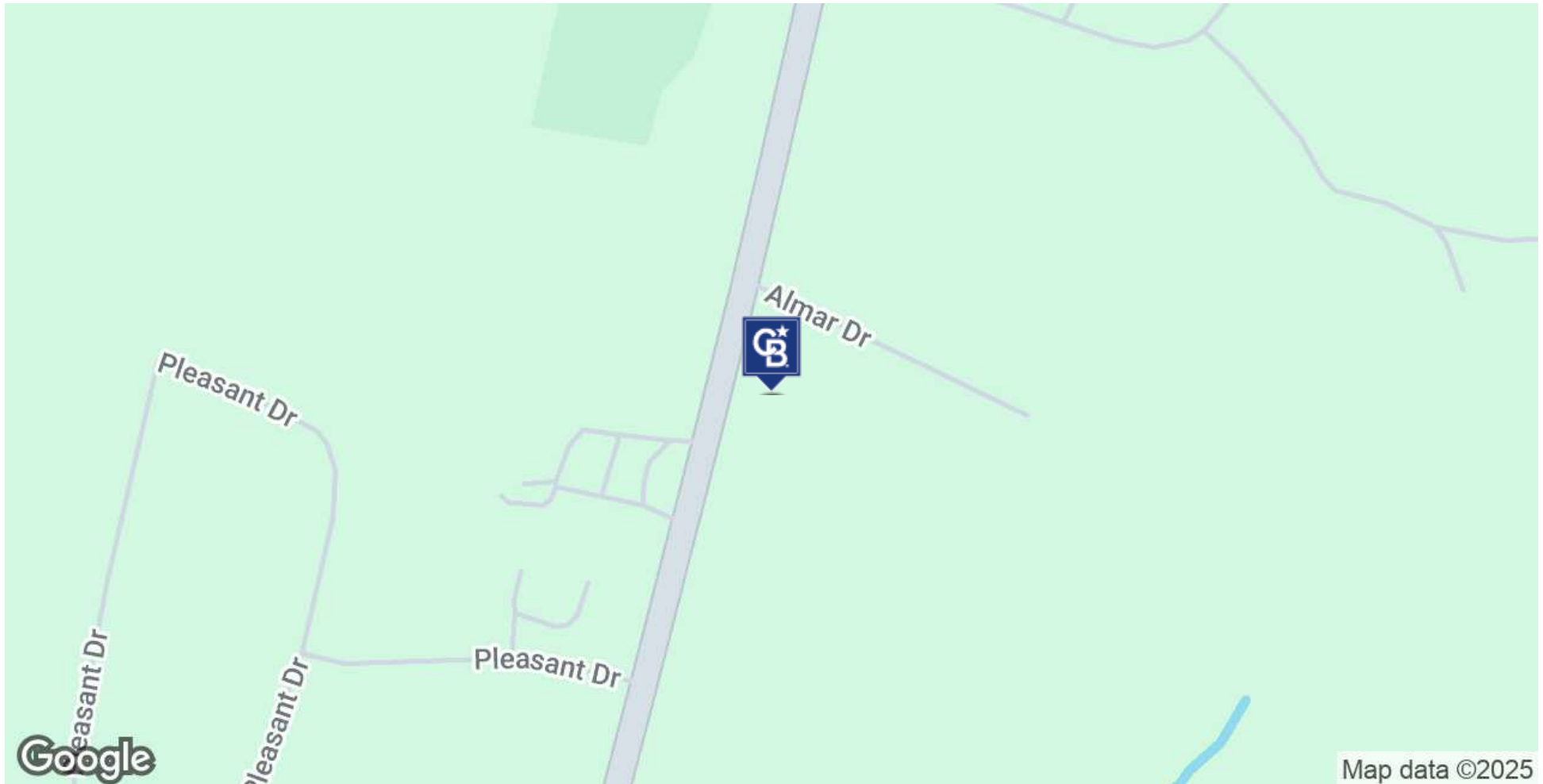
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LEASE

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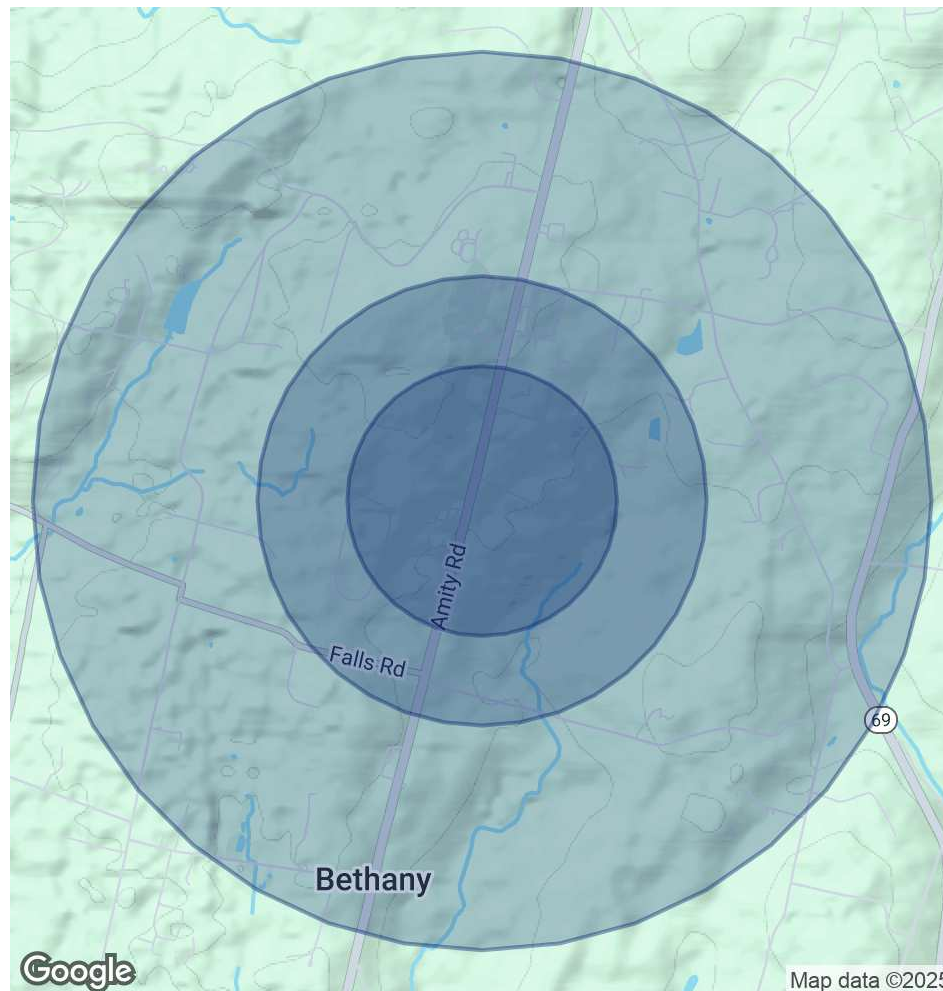
644 AMITY RD

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	79	229	899
Average Age	46	46	45
Average Age (Male)	46	46	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	89	342
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$195,836	\$196,412	\$193,789
Average House Value	\$516,072	\$518,801	\$533,231

Demographics data derived from AlphaMap



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TOM CAVALIERE

Comm Broker Associate

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Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

As a Broker Associate with Coldwell Banker Realty, I bring over four decades of experience in residential and commercial real estate. Since becoming a licensed broker in 1978, I have specialized in the sales and marketing of residential properties, commercial investments, new construction, and land development. I've built a strong reputation for delivering results throughout the Greater New Haven and Valley areas.

Beyond traditional real estate, I have a deep expertise in land acquisition and development, successfully collaborating with builders, developers, and construction companies for nearly 40 years. My knowledge extends to both residential and commercial appraisal, and I've served as an expert witness for real estate valuation matters, providing trusted evaluations for court testimony.

I hold the Graduate, REALTOR® Institute (GRI) designation and have been recognized as a Five Star Professional in Connecticut Magazine since 2012. Early in my career, I co-owned a multi-million dollar real estate company with three offices in Greater New Haven, before joining Coldwell Banker Realty in 2017.

Coldwell Banker Commercial Realty

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