

300,000 +/- SF BUILD - TO - SUIT OR LAND PURCHASE

30.9 Acres -Beacon Falls, CT



Coldwell Banker Commercial is pleased to present a state-of-the-art industrial development at 280 Lopus Road in Beacon Falls, CT. The 300,000 +/- SF building, to be located on 30.9 Acres, will have direct access to Route 8.

- Total SF: 300,000 +/-
- Acres: 30.9
- Ceiling Height: 35' Clear
- Column Spacing: 40' X 50'
- Loading Docks: 50+
- Drive-in Doors: 8
- Lighting: LED
- Sprinkler: 100% wet system, ESFR upgrade available
- Exit 23 off Route 8 connecting to North Rt 84 and to the South I-95. 39 miles to Hartford. 15 miles to New Haven. 43 miles to Stamford
- 3.3 MW Capacity with potential to reach 5 MW.
- Power: 2,000 amps
- Zoning: -IPD 30% Coverage Allowed
- HVAC: Office
- Taxes: \$2,463 (Land Only)
- Parking: 400 + Cars
- Land Purchase: \$1,350,000
- Lease Rate: \$10.00 NNN

REDUCED PRICE
\$1,350,000

FOR MORE
INFORMATION
PLEASE CONTACT:

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Coldwell Banker Commercial NRT
355 Riverside Avenue,
Westport, CT 06880

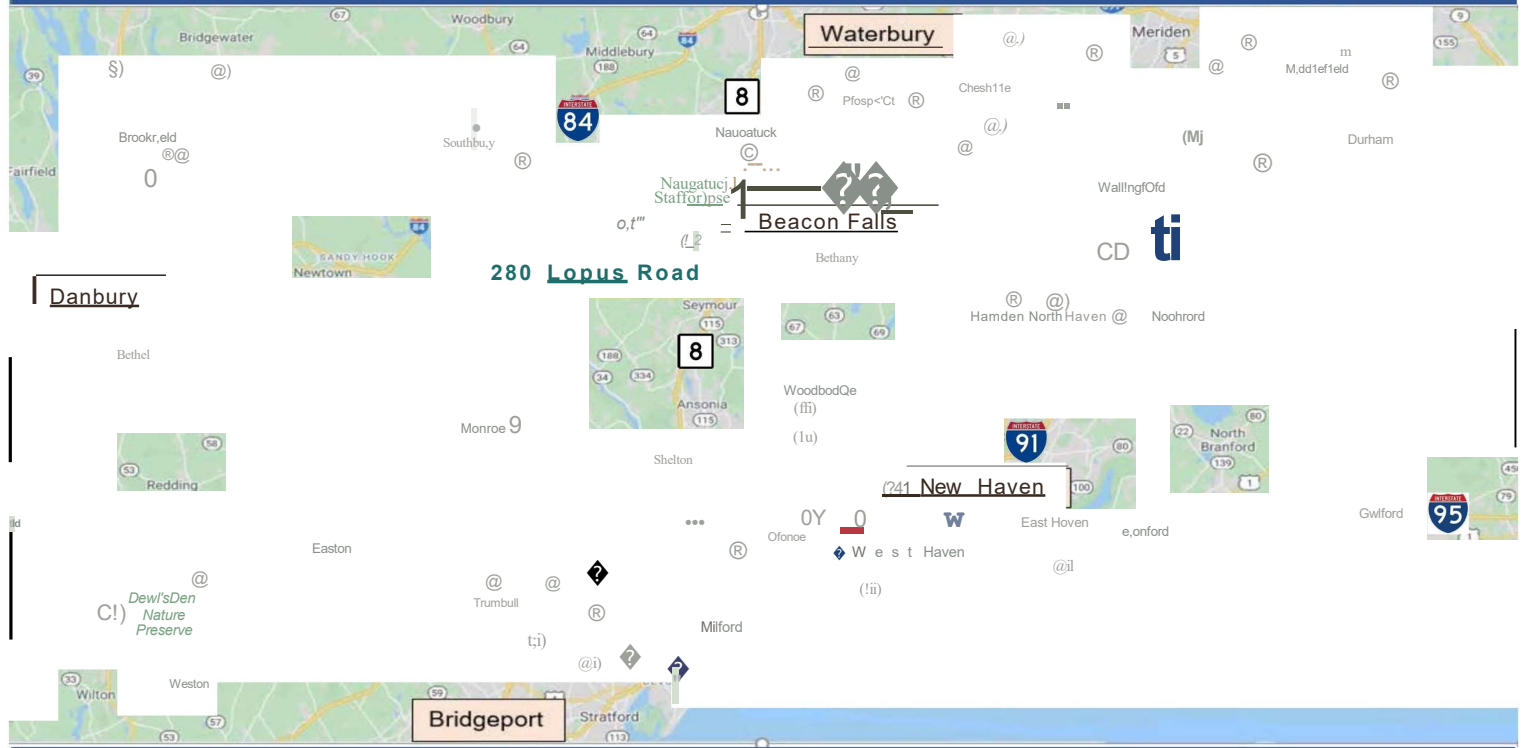


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STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT SITE



280 Lopus Road, Beacon Falls, CT



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