



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

BETHEL, CT

11 DURANT AVENUE

INVESTMENT PROPERTY



**Fully Leased—Strong Financial Upside Potential**

*Saugatuck Commercial has been exclusively retained to broker the sale of 11 Durant Avenue, Bethel CT; a 71,622 SF fully leased warehouse building on 5 acres of land*

#### PROPERTY HIGHLIGHTS

Fully leased warehouse buildings are convenient to the Bethel Train Station, Bethel Town Hall and Post Office. The site is located 10 minutes to I-84 at Exits 5, 8 or 10. One of the buildings has four docks together with 12x14 and 8x8 drive-in doors. Ceiling height ranges from 16"-20". The space includes dedicated dock access and parking. Site is located in an area of developing retail uses; adjacent to new retail strip with CVS, Pet Valu, Snap Fitness and Chase Bank. Current tenants are Walpole Outdoors, First Student and Americares. The property is located within the proposed Transit Oriented District (TOD) redevelopment zone which provides for multi-level mixed used development.

Exclusive Brokers:

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*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



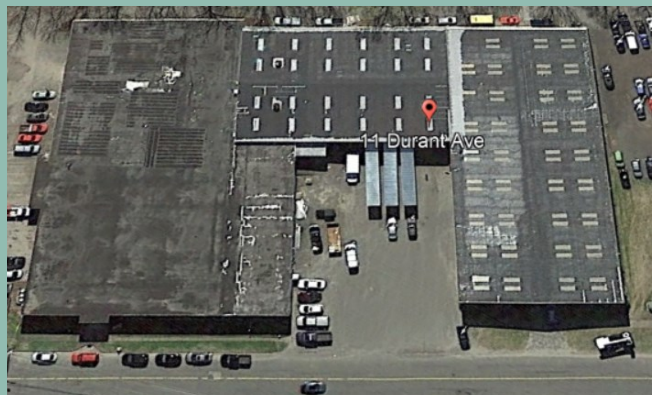
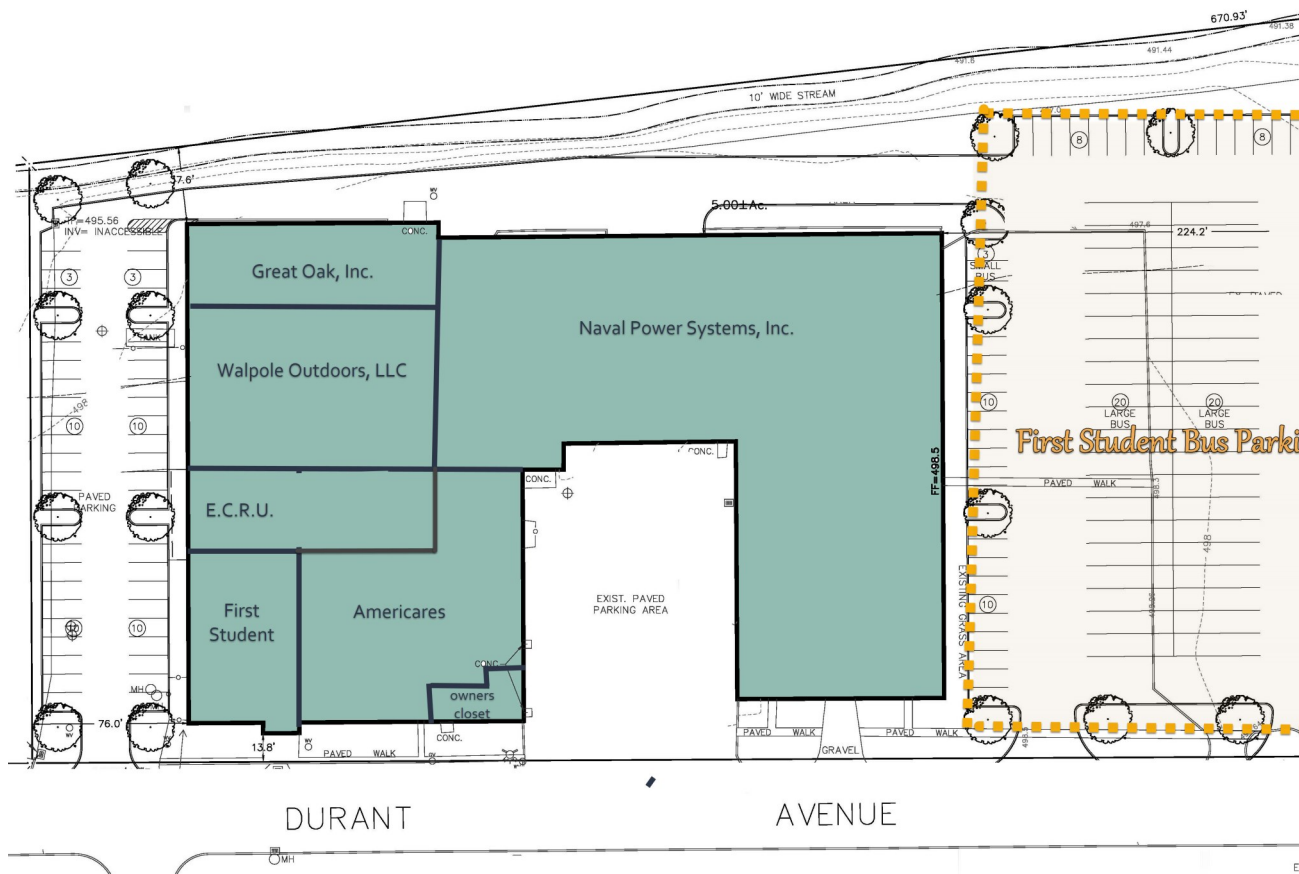
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To receive a complete Offering Memorandum (OM), please contact brokers.  
A completed Confidentiality Agreement will be required

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BUILDING TYPE	Industrial
STORIES	1
LOADING DOCKS	Four overhead doors
OVERHEAD DOORS	Six (12'-14')
UTILITIES	Town water and sewer, Yankee Gas, 400 Amp Electric
ZONING	Industrial/TOD zone overlay potential
BUILDING SIZE	71,622 SF
AGE	Built in 1952, major renovations to high roof portion in 2006
LAND AREA	5 acres
PARKING	45 free surface spaces; ratio of 0.70/1,000 + 33,800 SF bus parking area
REAL ESTATE TAXES	\$62,309 (2020)
CEILING HEIGHT	14' flat roof section, 20' high roof section
CONSTRUCTION	Masonry/steel beam
SPRINKLER SYSTEM	Wet system

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