



FOR SALE
FULLY LEASED INVESTMENT PROPERTY

11 DURANT AVENUE
BETHEL, CT



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71,622 SF FULLY LEASED WAREHOUSE · ON 5 ACRES OF LAND · STRONG FINANCIAL UPSIDE POTENTIAL



Fully leased warehouse buildings convenient to Bethel Train Station, Bethel Town Hall and Post Office.

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 site 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.

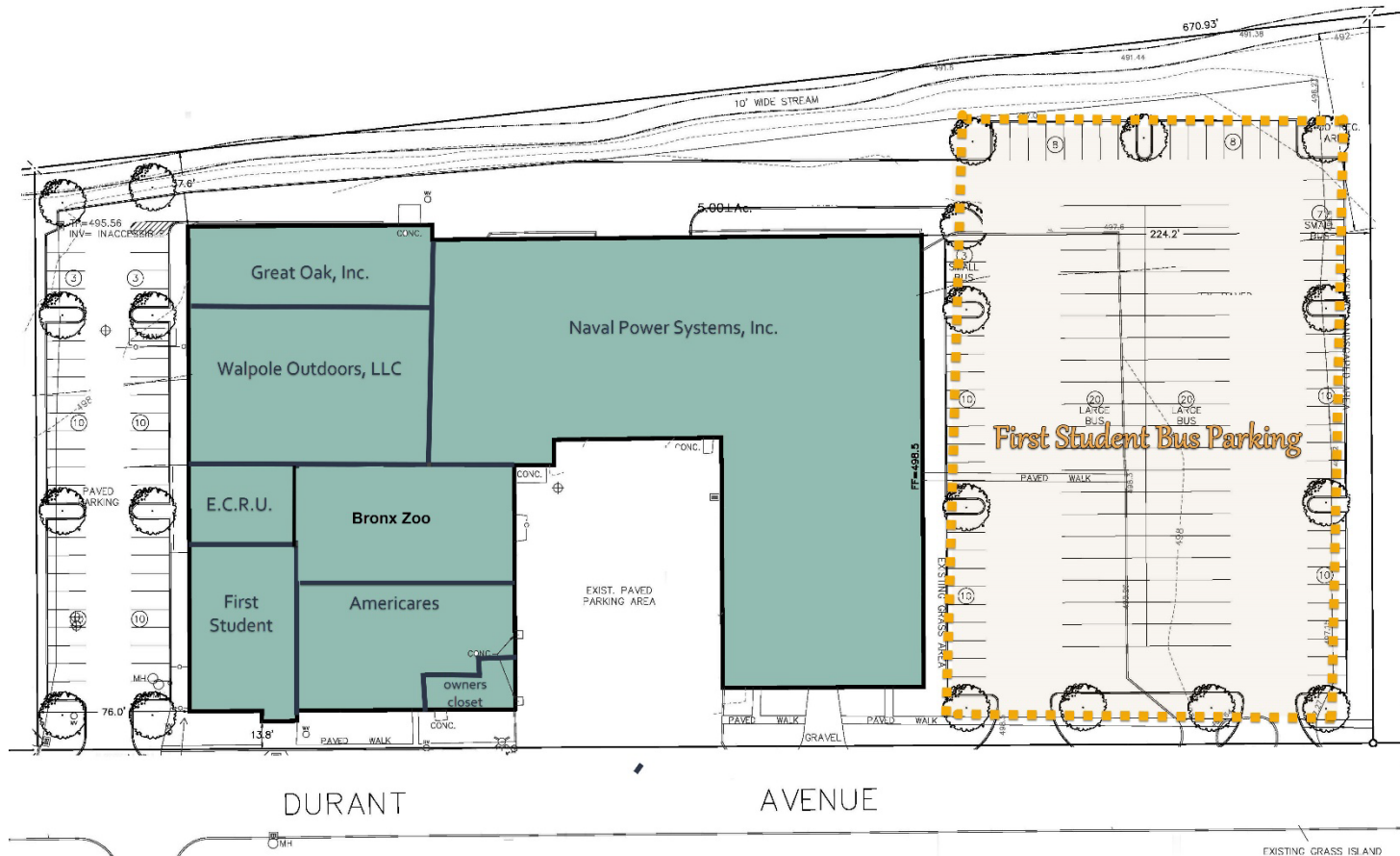
Current tenants are Walpole Outdoors, First Student, the Bronx Zoo, and Americares.

The property is located within the proposed Transit Oriented District (TOD) redevelopment zone which provides for multi-level mixed used development.



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

SITE PLAN





EXCLUSIVE SALES AGENT

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