

**FOR SALE OR LEASE // 16 STONY HILL RD, BETHEL CT**



**PROPERTY DESCRIPTION**

+/- 38,400 Sq Ft Manufacturing facility on 3.08 acres with additional +/- 2,210 Sq Ft free standing building for rental income. Building features include 600 amp, 3 phase power, full AC, cafeteria, block construction, 3 loading docks, city water, sewer and gas. Perfect facility for manufacturing, assembly, distribution or laboratory. Potential other uses include: Retail, medical, office, daycare and restaurant. Ideal Rt. 6 location with easy access to I84!

**OFFERING SUMMARY**

Sale Price:	\$4,200,000
Lease Price:	\$9 NNN
Lot Size:	3.08 Acres
Building A:	+/- 38,497 SF
Building B:	+/- 2,210 SF
Taxes:	+/- \$60,581

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
Total Population	6,619	70,964	116,960
Average HH Income	\$180,164	\$131,753	\$131,435



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**PROPERTY HIGHLIGHTS**

- 600 Amp 3 Phase Power
- Full A/C
- 10' Clear Height
- LED lighting
- City Water, Sewer and Gas
- Block Building
- Elevator Building
- 3 Loading Docks
- Built 1976
- Route 6 Business Zone
- 3.08 Acres
- 38,497 Sq Ft Building A
- +/- 2,200 Sq FT Building B
- Taxes \$60,581
- Office +/- 4,000 Sq Ft
- Rental Income: \$2,900 Per Month From Building B



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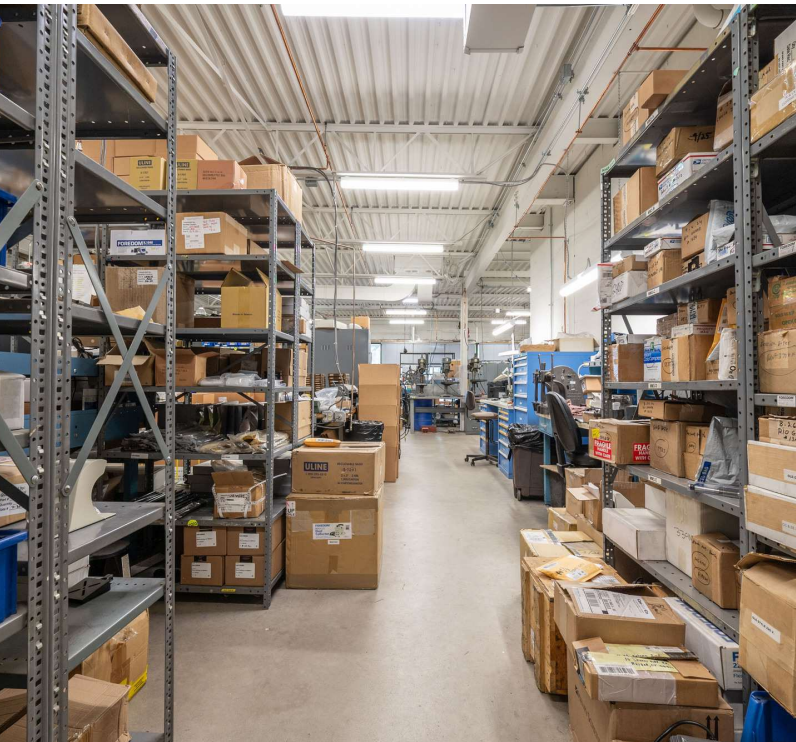
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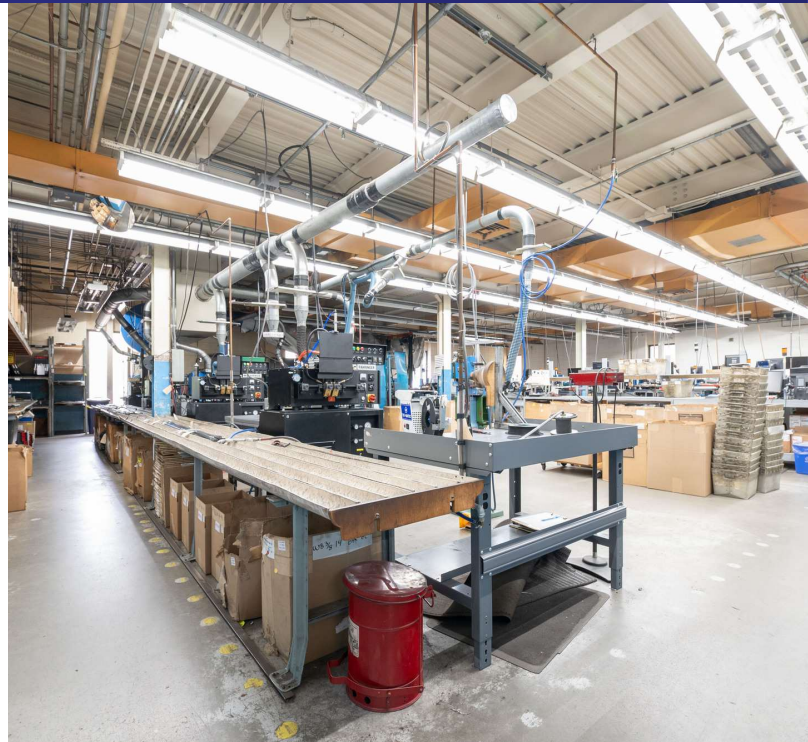


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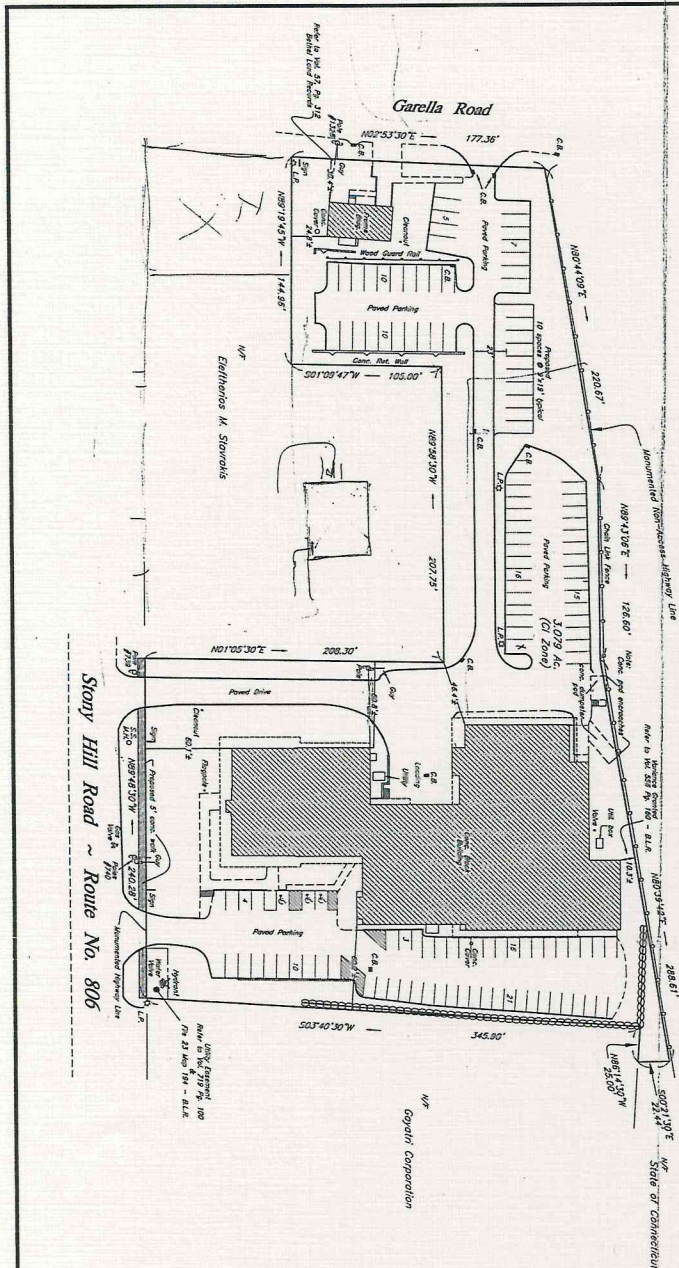
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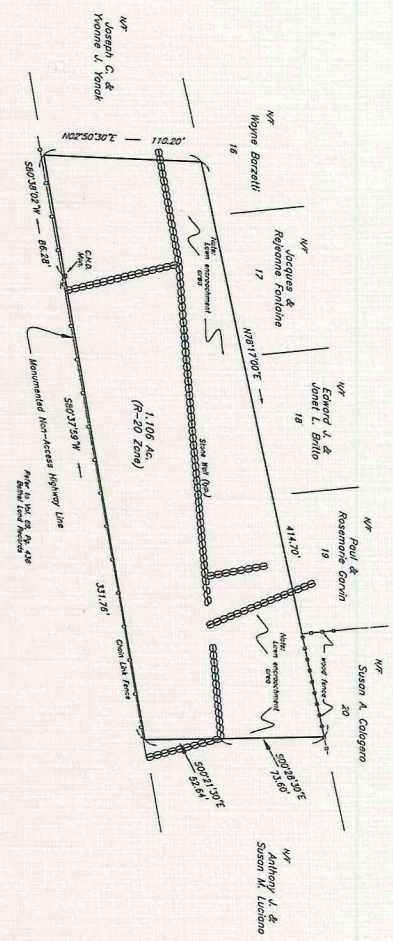


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**Interstate 84 ~ Yankee Expressway**



**Site Plan Informational Table**

1. Zone: C1
2. Area: 1,106 Ac.
3. Gross Floor Area: 28,209 SF.
4. Eddy Coverage: 100%
5. Eddy Height: Existing
6. Parking: (see Parking Schedule)
7. Proposed Ramp: 1/4"
8. Open Space: 1/4"

**Parking Schedule**

Office: (Parking Class Three): 18,000 SF Gross / 200 = 90 Spaces Required  
 Plus 2 spaces per unit required (1 Unit)  
 Light Industrial: (Parking Class Four): 18,209 SF Gross / 1,000 x 1.5 = 27 Spaces Required  
 Total Parking Required = 117 Spaces  
 Current Total Parking Provided = 120 Spaces  
 Proposed additional parking = 10 Spaces  
 Proposed Total parking spaces = 130 Spaces

**Notes:**

1. This map represents a Boundary Survey based on a Restump, and was prepared in accordance with Class A-2 Standards.
2. Refer to Vol. 401 Pgs. 123 - Bethel Land Records.
3. Refer to File 8 Map 15, File 18 Map 150 & File 23 Map 194 - B.L.R.
4. Refer to map entitled: "Map prepared for Blackstone Industries, Inc. Bethel, Connecticut, Book 1407, Record 185 Ac. Total, Zone: C1 & R-20, Date: Aug. 22, 1986 Revised: Oct. 27, 1988" prepared by this office.



<p><b>Site Plan</b>                  Prepared For  <b>Blackstone Industries, Inc.</b>                  Bethel, Connecticut</p>		<p>Scale: 1" = 40'                  Area: (Total) 4,185 Ac.                  Zone: As noted                  Date: Sept. 3, 2002</p>
<p>3. PREPARED, REVIEWED, AND DRAWN BY: [Signature] [Name]                  4. CHECKED BY: [Signature] [Name]                  5. SURVEYED BY: [Signature] [Name]                  6. CONDUCTED BY: [Signature] [Name]                  7. FIELD NOTES BY: [Signature] [Name]                  8. FIELD BOOKS BY: [Signature] [Name]                  9. FIELD SKETCHES BY: [Signature] [Name]                  10. FIELD MEASUREMENTS BY: [Signature] [Name]                  11. FIELD CALCULATIONS BY: [Signature] [Name]                  12. FIELD PHOTOGRAPHS BY: [Signature] [Name]                  13. FIELD VIDEOS BY: [Signature] [Name]                  14. FIELD RECORDS BY: [Signature] [Name]                  15. FIELD INSTRUMENTS BY: [Signature] [Name]                  16. FIELD EQUIPMENT BY: [Signature] [Name]                  17. FIELD SUPPLIES BY: [Signature] [Name]                  18. FIELD TRANSPORTATION BY: [Signature] [Name]                  19. FIELD ACCOMMODATION BY: [Signature] [Name]                  20. FIELD MEALS BY: [Signature] [Name]                  21. FIELD ENTERTAINMENT BY: [Signature] [Name]                  22. FIELD SECURITY BY: [Signature] [Name]                  23. FIELD SAFETY BY: [Signature] [Name]                  24. FIELD FIRST AID BY: [Signature] [Name]                  25. FIELD FIRE BY: [Signature] [Name]                  26. FIELD THEFT BY: [Signature] [Name]                  27. FIELD VANDALISM BY: [Signature] [Name]                  28. FIELD OTHER BY: [Signature] [Name]</p>		<p>100 No. 156                  15629</p>

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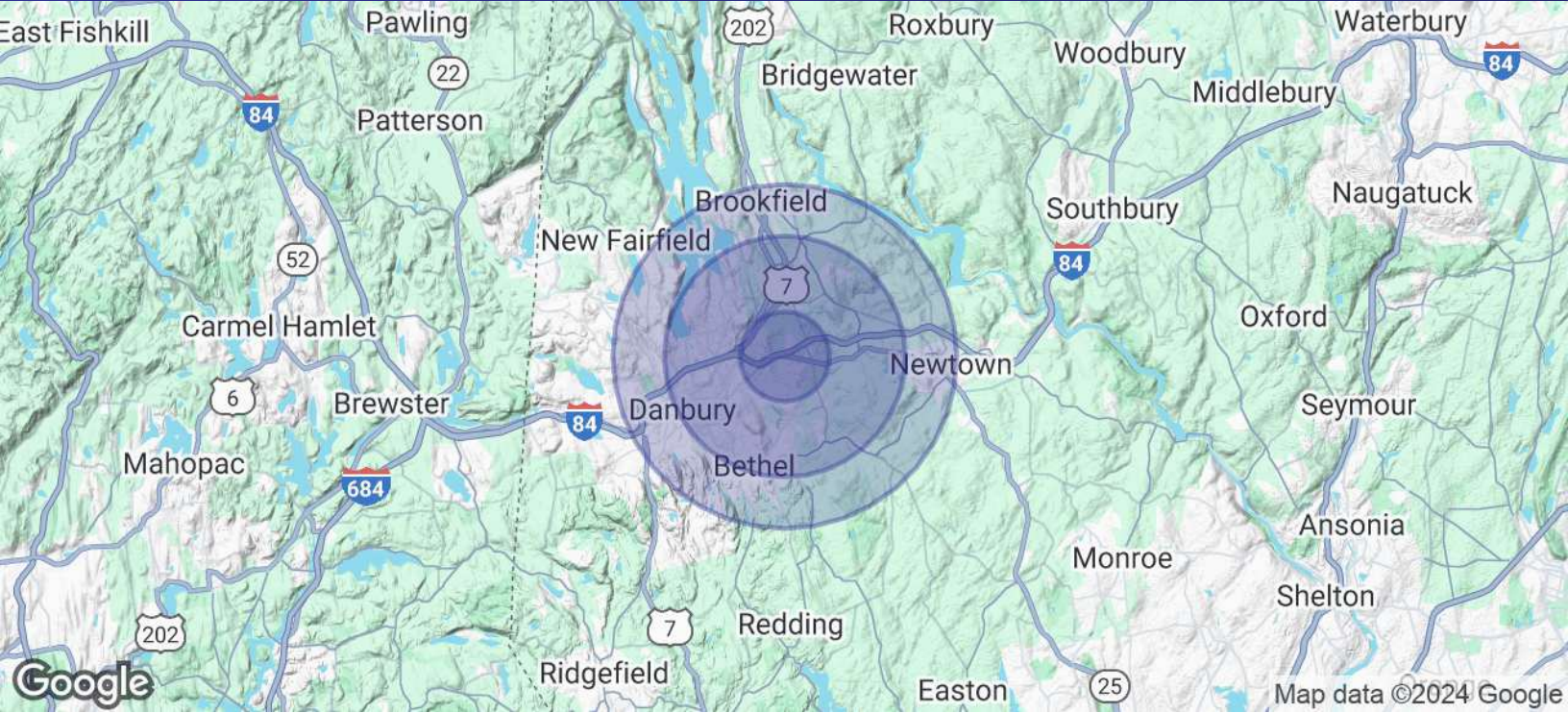
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	6,619	70,964	116,960
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$180,164	\$131,753	\$131,435
Average House Value	\$447,436	\$420,146	\$438,097

Demographics data derived from AlphaMap



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