

# LEASE

## 15 CONTAINER DRIVE

15 Container Drive Plymouth, CT 06786



### PROPERTY DESCRIPTION

Approximately 16,000 SF of industrial space with the potential to subdivide into four 4,000 SF units, located within an established industrial park. The building features 14-foot clear heights, public water and sewer, an approximately 1,000 SF mezzanine/loft area, and dedicated office space. The roof was replaced in June 2025 with a spray-applied PVC system and is covered by a 15-year warranty. Deliveries are accommodated through two elevated dock doors or one grade-level overhead door. Situated on a corner lot in a popular industrial park. Building may also be available for sale.

### PROPERTY HIGHLIGHTS

- Corner lot
- 4,000 to 16,000 feet available
- New PVC, 15-year roof
- Two dock doors, one overhead door
- Accessible via Routes 8, 72 and 6

### OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Number of Units:	1
Available SF:	4,000 - 16,000 SF
Lot Size:	1.26 Acres
Building Size:	15,818 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,319	21,807	121,883
Total Population	14,884	53,110	300,536
Average HH Income	\$113,427	\$114,663	\$108,259

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



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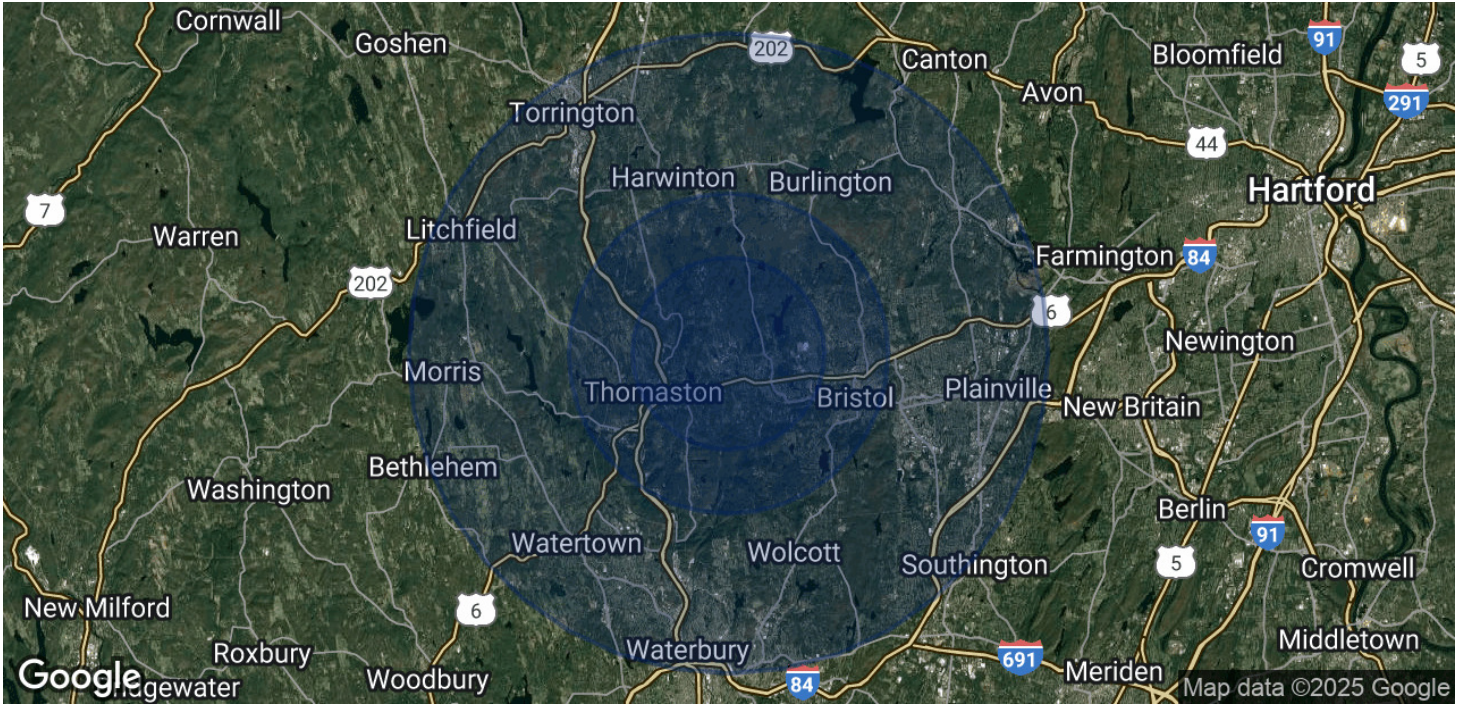
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,884	53,110	300,536
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,319	21,807	121,883
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$113,427	\$114,663	\$108,259
Average House Value	\$345,280	\$329,939	\$313,488

Demographics data derived from AlphaMap

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