

FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

17 Old Turnpike Rd. is a 39,175 SF, multi-tenant, industrial building located in Beacon Falls, CT. The building is situated on 1.47 acres and is strategically located directly off of RT-8.

PROPERTY FEATURES

- 15,500 SF +/- warehouse with 2 loading docks
- 2,400 SF +/- retail / office / former dog daycare facility with a large outdoor fenced area
- Immediate on/off access to RT-8
- Located on RT-42

LEASE RATE

- Retail / Office: \$15.00 PSF Gross + Utilities / \$3,000.00 Per Month + Utilities
- Warehouse: \$6.00 PSF NNN + Utilities / \$7,750.00 Per Month + Utilities

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

FOR LEASE

200 Church St., Wallingford, CT

MATTHEWS COMMERCIAL PROPERTIES

BUILDING

Total SF	39,175 SF +/-
Total Available SF	27,900 SF +/-
Exterior Construction	Concrete/ Cinder/ Wood/ Rubber Roof
Interior Construction	Drywall/ Laminate/ Rubber Tile Flooring
Year Built	1952
Ceiling Height	9' Office 14' Warehouse
Parking	Large Parking Lot
Zoning	B1

PROPERTY

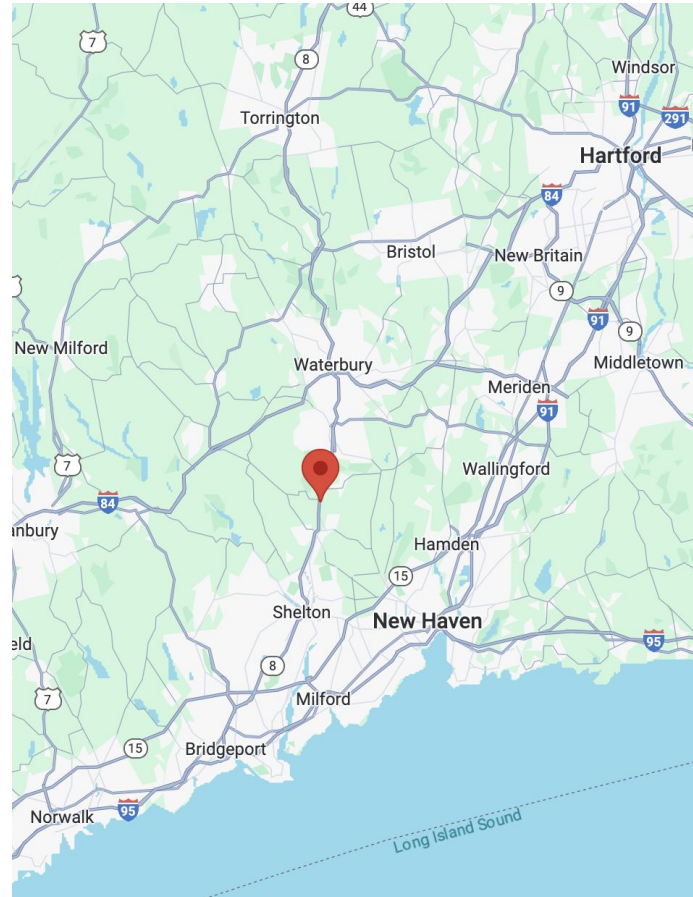
Lot Size	3.49 Acres
Distance to RT-8 & I-84	0.2 Miles & 9.5 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air Propane Stove
Electric	Eversource
Sewer	Septic
Water	City

TAXES

TAXES PSF	\$0.87 PSF
-----------	------------



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

NOAH MATTHEWS 203.721.3337

FOR LEASE

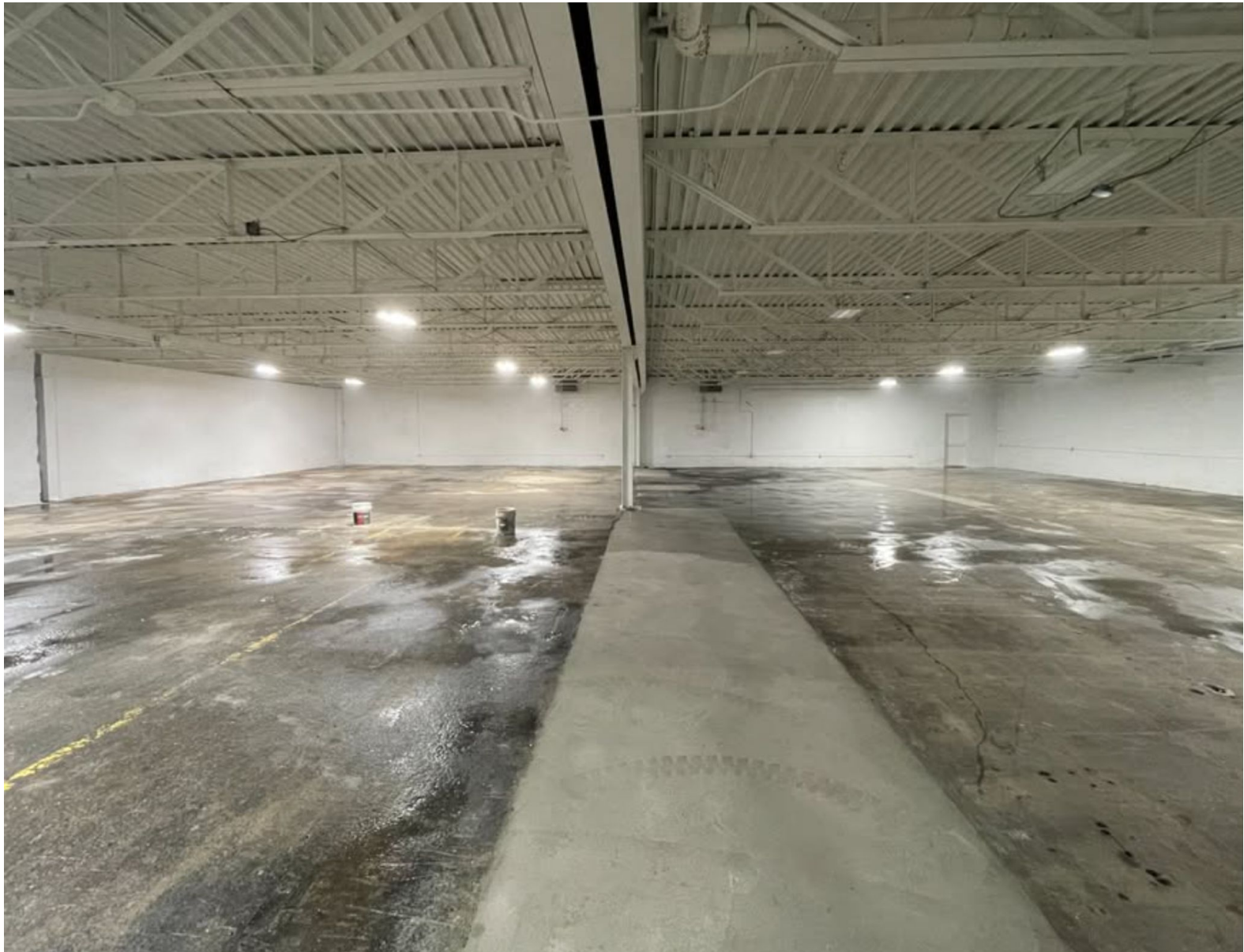
17 Old Turnpike Rd., Beacon Falls, CT

MATTHEWS COMMERCIAL PROPERTIES



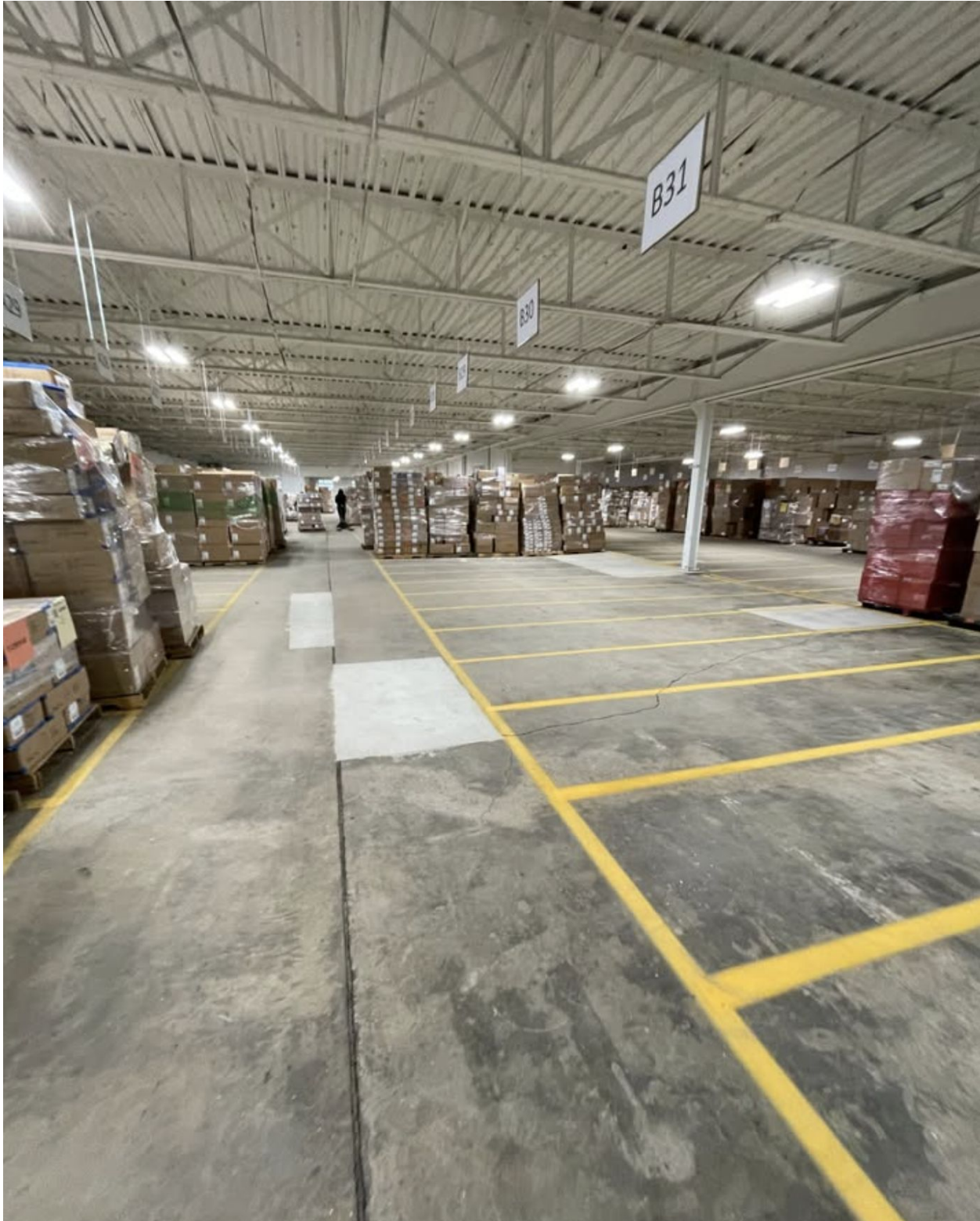
FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

NOAH MATTHEWS 203.721.3337

FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

NOAH MATTHEWS 203.721.3337

FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

NOAH MATTHEWS 203.721.3337

FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

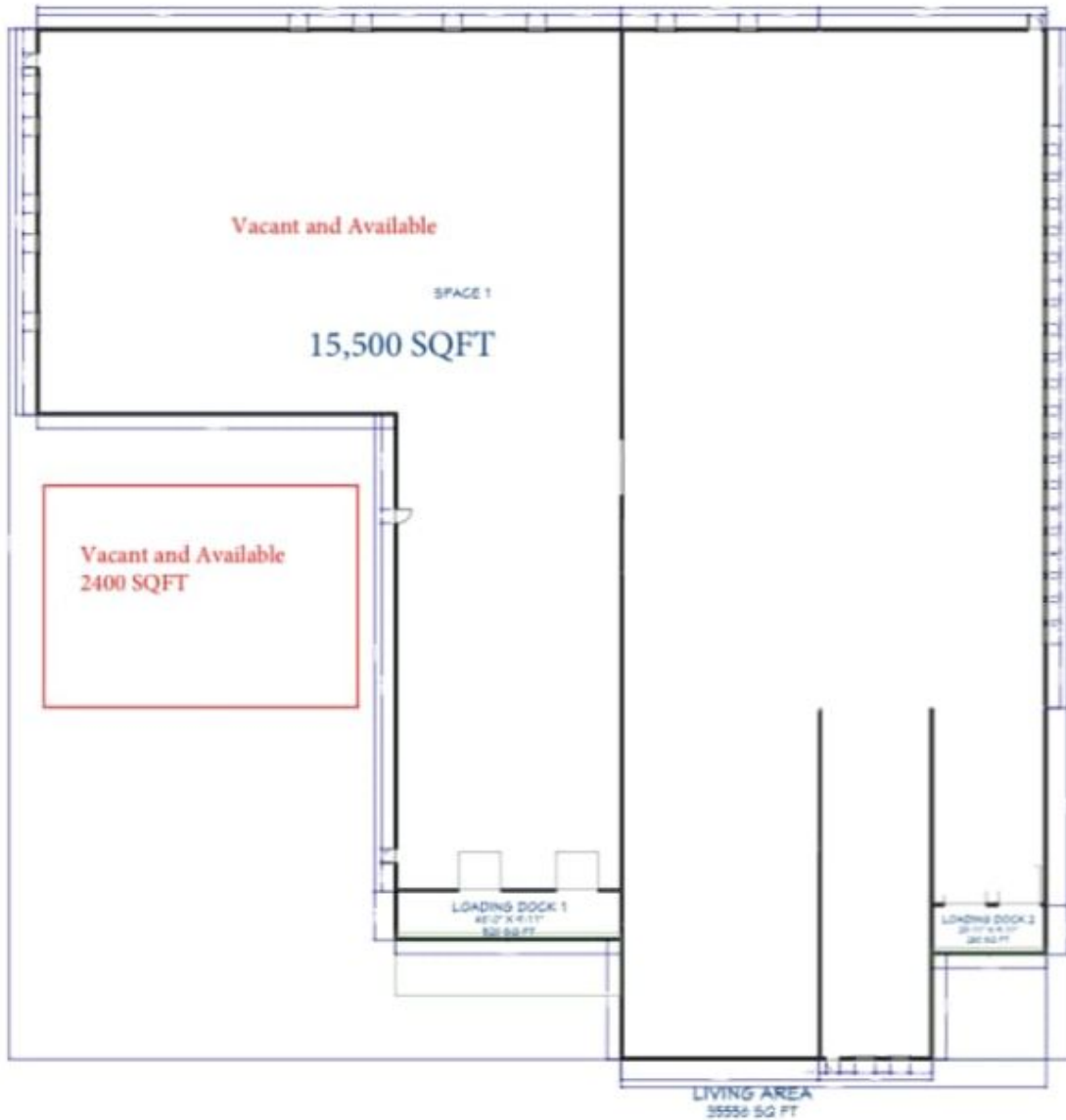
17 Old Turnpike Rd., Beacon Falls, CT



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT

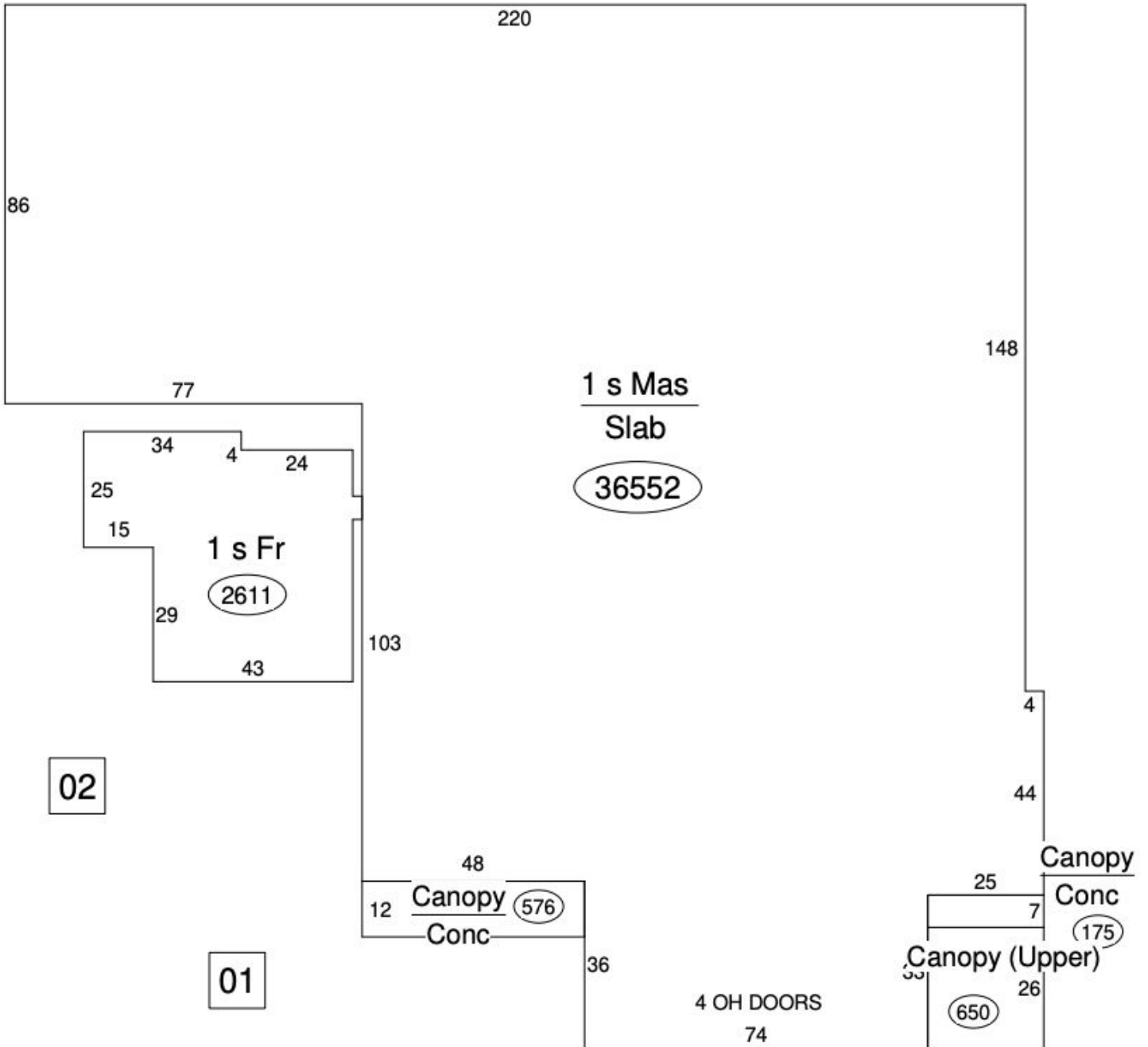
MATTHEWS COMMERCIAL PROPERTIES



FOR LEASE

17 Old Turnpike Rd., Beacon Falls, CT

MATTHEWS COMMERCIAL PROPERTIES



NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com