

INDUSTRIAL SPACE FOR LEASE

45 Pinesbridge Road, Beacon Falls, CT



To arrange a tour contact:

Bruce Wettstein, SIOR

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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

45 Pinesbridge Road, Beacon Falls, CT

PROPERTY DETAILS

Building Area: 2,450± SF (Bays 6,7,8)
Potential expansion for additional bays

Land Area: 1.8 acres

Zoning: IPD (Industrial Park District)

Parking: Abundant, fenced in lot

Loading: 3 overhead doors 14' x 14'

Ceiling Height: 20' feet

Crane: yes, 2,000 lb.

Heating: new natural gas heaters in bays

Gas: Yes

Water/ Sewer: City

Taxes: \$26,417/year Insurance: \$5,222/year

Lease Price: \$12,000/month NNN



Location: Convenient to exit 21 of Route 8



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Huge fenced in lot with easy access for trucks

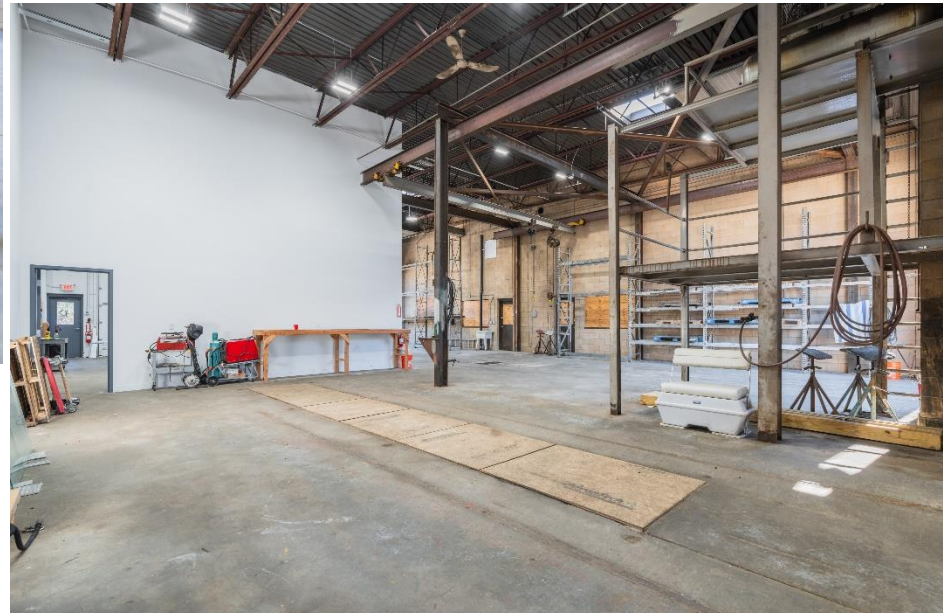




One Minute to
Route 8 exit 21

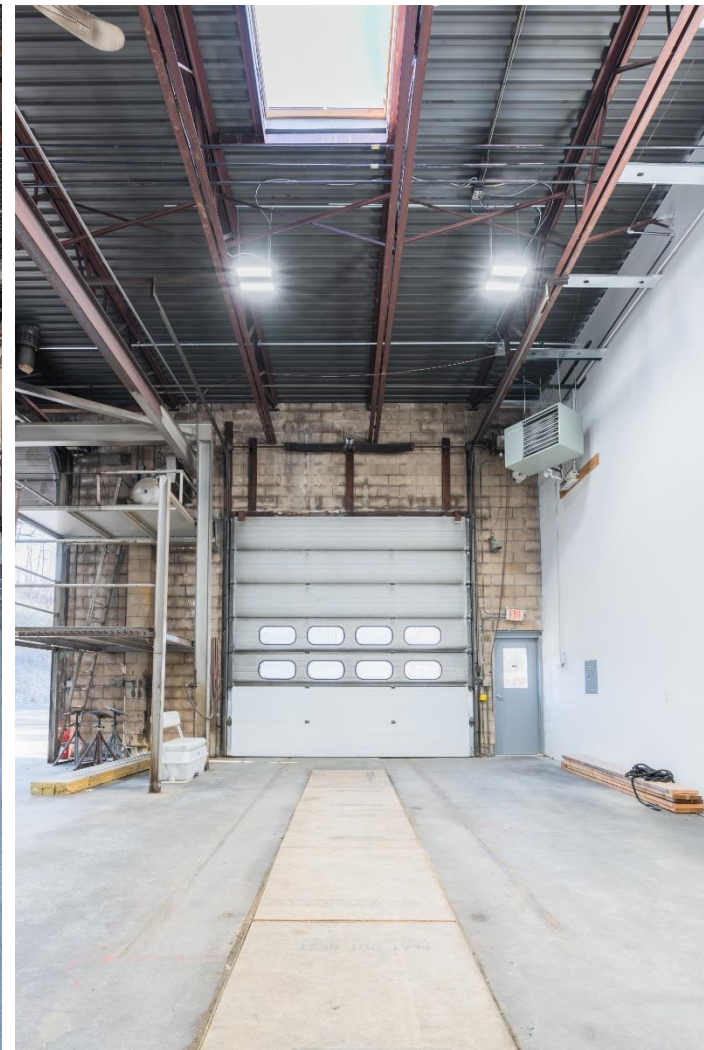
45 Pinesbridge Road, Beacon Falls, CT

2,450± SF (Bays 6,7,8)
Potential expansion for additional bays



Scaffolding and storage racks can stay

45 Pinesbridge Road, Beacon Falls, CT



Three overhead doors and one crane

45 Pinesbridge Road, Beacon Falls, CT



Interior Office Space with Private Entrance
Office space, common area and baths are not included in the base rent price. However, can become available for lease if needed.



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

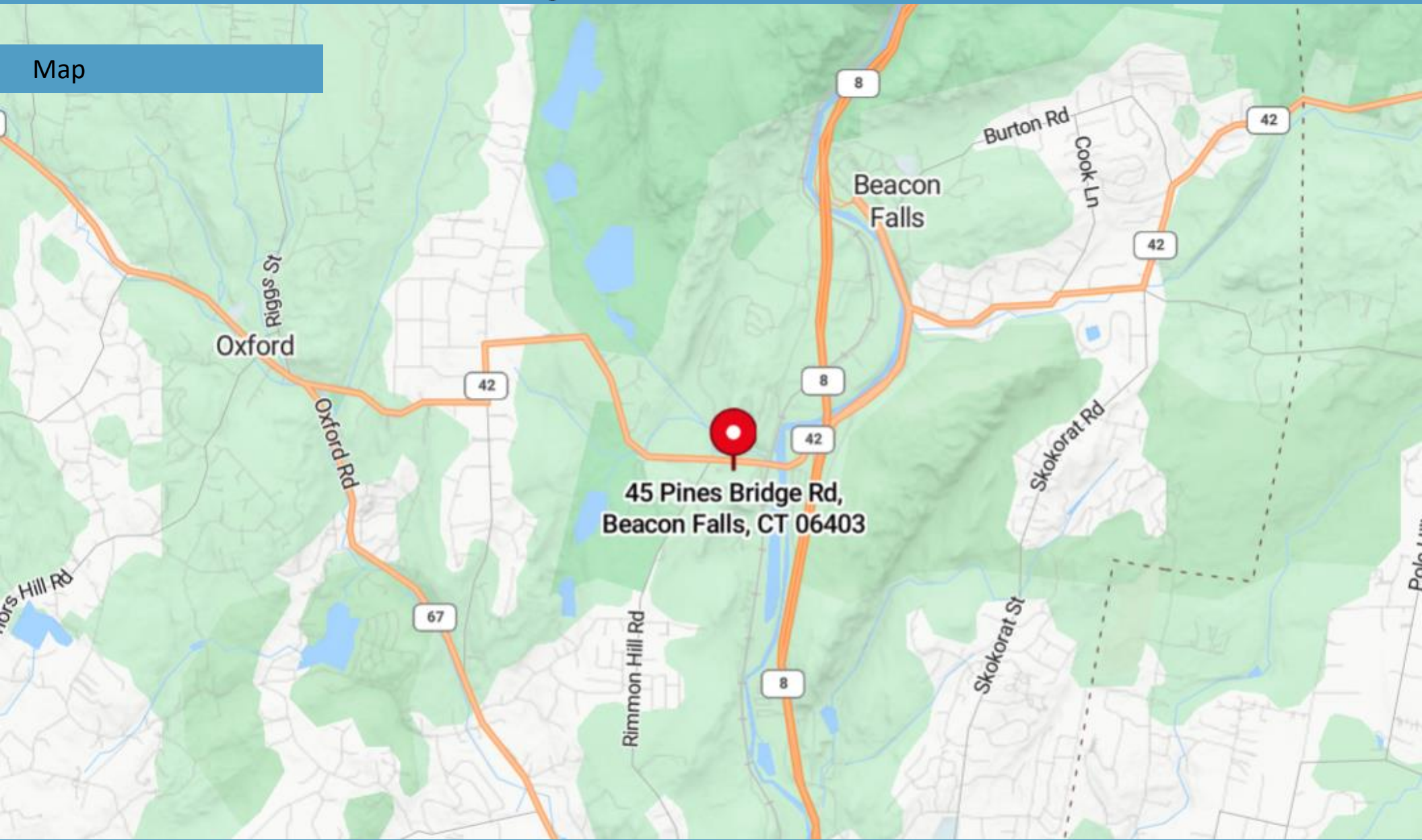
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Map



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ARTICLE IV: INDUSTRIAL DISTRICTS

SECTION 42: INDUSTRIAL PARK DISTRICT

(Revised March 15, 2009)

42.1 Purpose:

To provide for the economic growth of the community in a contemporary, and efficient, high quality, setting that permits a range of industrial and related uses.

42.2 Permitted Uses:

The following uses, with a gross floor area of less than 50,000 square feet shall be permitted subject to Site Plan approval in accordance with Section 51.

42.2.1 Manufacturing and assembly when conducted entirely within a building.

42.2.1 Business, professional and corporate offices, except medical offices and clinics.

42.2.2 Printing and publishing.

42.2.3 Research and development laboratories and facilities.

42.2.4 Contracting businesses when conducted entirely within a building.

42.2.5 Public utility facilities, including substations, water storage facilities, treatment facilities, pump stations.

42.2.6 Municipal governmental facilities.

42.3 Special Exception Uses:

The following uses shall be permitted, subject to the securing of a “**Special Exception**” in accordance with Section 52 and Site Plan approval in accordance with Section 51.

42.3.1 All permitted uses described in Section 42.2 with a gross floor area of 50,000 square feet and greater.

42.3.2 Medical offices and clinics, not including clinics whose primary role is the treatment of treatment of individuals for substance abuse on an outpatient basis.

42.3.3 Motor freight establishments and trucking terminals.

42.3.4 Outdoor manufacturing and assembly.

42.3.5 Heavy equipment sales, storage and rental.

42.3.6 Child day care centers.

42.3.7 Wholesale and Distribution.

42.3.8 Warehousing, excluding self-storage warehouses.

ARTICLE IV: INDUSTRIAL DISTRICTS

42.3.9 Hospitals

42.4 Accessory Uses:

The following accessory buildings, structures and uses shall be permitted:

- 42.4.1 Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
- 42.4.2 Off-street parking and loading, including parking structures.
- 42.4.3 Signs, subject to the provisions of Section 63.
- 42.4.4 Retail uses when accessory to a permitted or special exception use, subject to the issuance of a Zoning Permit by the Planning and Zoning Commission.
- 42.4.5 Outdoor storage when clearly subordinate to the principle use, providing that all outdoor storage and manufacturing activities other than parking shall be visually screened and shielded from view from adjacent properties and the public right-of-way through the use of fences, walls evergreen trees or any other measure required by the "**Commission**". No outdoor storage or manufacturing shall be located within the front yard.

42.5 Design Standards:

- 42.5.1 Architectural renderings of the proposed building(s) shall be submitted to the "**Commission**" for their review.
- 42.5.2 The façade of all buildings that are visible from the street or other public areas shall be of some architecturally treated masonry or other treatment approved by the "**Commission**".
- 42.5.3 No loading areas or overhead doors shall be visible from the street or other public areas.
- 42.5.4 The area between the parking lot and the street shall be landscaped in accordance with the requirements of Section 62.7.3
- 42.5.5 The area between the building and the street shall be landscaped in accordance with the requirements of Section 70A, in a way to provide visual interest, with a mixture of different species of shrubs, trees, groundcover, annuals and perennials. Large unbroken expanses of lawn shall be avoided.

A minimum of one shrub of a minimum height of 24" shall be planted for each three feet of building frontage. The commission, at their discretion may permit the substitution of perennial gardens.

END OF SECTION

Beacon Falls, Connecticut

General

| | Beacon Falls | State |
|--|--------------|-----------|
| ACS, 2018–2022 | | |
| Current Population | 6,061 | 3,611,317 |
| Land Area <i>mi</i> ² | 10 | 4,842 |
| Population Density <i>people per mi</i> ² | 627 | 746 |
| Number of Households | 2,613 | 1,409,807 |
| Median Age | 50 | 41 |
| Median Household Income | \$98,042 | \$90,213 |
| Poverty Rate | 4% | 10% |

Economy

Top Industries

| Lightcast, 2022 (2 and 3 digit NAICS) | Jobs | Share of Industry |
|---|--------------|-------------------|
| 1 Government | 514 | |
| <i>Local Government</i> | | 52% |
| 2 Construction | 333 | |
| <i>Specialty Trade Contractors</i> | | 80% |
| 3 Manufacturing | 241 | |
| <i>Fabricated Metal Product Mfg</i> | | 46% |
| 4 Wholesale Trade | 159 | |
| <i>Merchant Wholesalers, Durable Goods</i> | | 78% |
| 6 Other Services (except Public Admin) | 117 | |
| <i>Personal and Laundry Services</i> | | 37% |
| Total Jobs, All Industries | 1,680 | |

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

| Year | 2019 | 2020 | 2021 | 2022 | 2023 |
|-------|------|------|------|------|------|
| Total | 35 | 39 | 34 | 40 | 47 |

Total Active Businesses 418

Key Employers

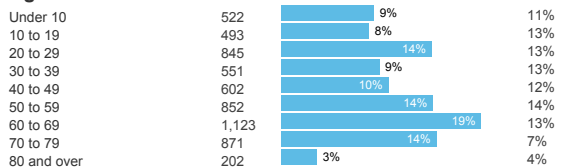
Data from Municipalities, 2024

- NEJ Inc
- Digiorgi Roofing & Siding
- Goldenrod
- O&G Industries
- Ansonia Steel

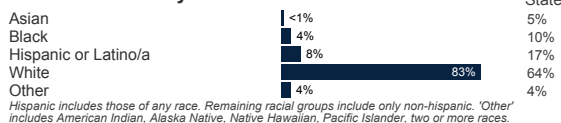
Demographics

ACS, 2018–2022

Age Distribution



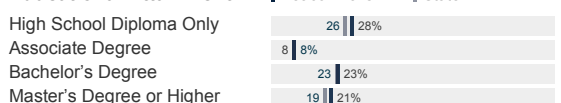
Race and Ethnicity



Language Spoken at Home



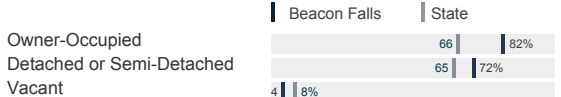
Educational Attainment



Housing

ACS, 2018–2022

| | Beacon Falls | State |
|-------------------|--------------|-----------|
| Median Home Value | \$293,600 | \$323,700 |
| Median Rent | \$1,818 | \$1,374 |
| Housing Units | 2,713 | 1,531,332 |



Schools

CT Department of Education, 2023-24

School Districts

| | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2021-22) |
|-----------------------------|------------------|------------------|------------------|----------------------------|
| Regional School District 16 | PK-12 | 1,931 | 51 | 95% |
| Statewide | - | 512,652 | 19,530 | 89% |

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

| | Math | ELA |
|-----------------------------|------|-----|
| Regional School District 16 | 61% | 63% |
| Statewide | 42% | 48% |

Beacon Falls, Connecticut

Labor Force

CT Department of Labor, 2023

| | Beacon Falls | State |
|------------|--------------|-----------|
| Employed | 3,417 | 1,822,090 |
| Unemployed | 127 | 71,113 |

Unemployment Rate

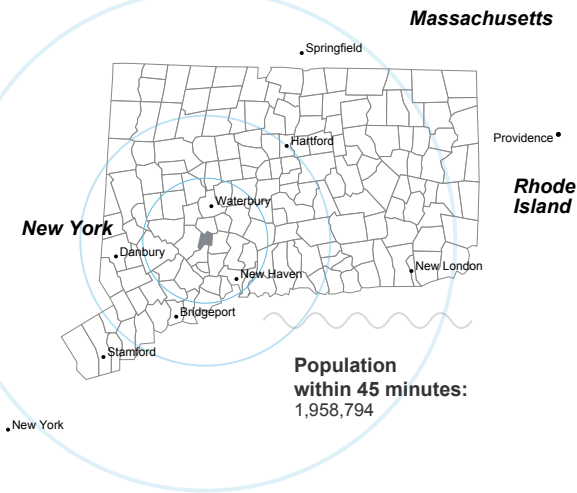


Self-Employment Rate*



*ACS, 2018–2022

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2018–2022

| | Beacon Falls | State |
|---------------------|--------------|--------|
| Mean Commute Time * | 31 min | 26 min |
| No Access to a Car | 1 9% | |
| No Internet Access | 3 8% | |

Commute Mode

| | |
|---------------------|----------|
| Public Transport | 1 4% |
| Walking or Cycling | 2 3% |
| Driving | 80 90% |
| Working From Home * | 7 13% |

Public Transit

| | |
|-----------------------------|-------------|
| CT <i>transit</i> Service | - |
| Other Public Bus Operations | - |
| Train Service | Metro-North |

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

| | |
|---------------------------------------|--------------|
| Total Revenue | \$23,183,007 |
| Property Tax Revenue | \$17,781,129 |
| <i>per capita</i> | \$2,915 |
| <i>per capita, as % of state avg.</i> | 91% |
| Intergovernmental Revenue | \$4,338,208 |
| Revenue to Expenditure Ratio | 107% |

Municipal Expenditure

| | |
|-------------------|--------------|
| Total Expenditure | \$21,677,700 |
| Educational | \$14,773,551 |
| Other | \$6,904,149 |

Grand List

| | |
|---|---------------|
| Equalized Net Grand List | \$757,378,988 |
| <i>per capita</i> | \$125,539 |
| <i>per capita, as % of state avg.</i> | 77% |
| Commercial/Industrial Share of Net Grand List | 11% |
| Actual Mill Rate | 35.90 |
| Equalized Mill Rate | 23.22 |

Municipal Debt

| | |
|---------------------------------------|--------------|
| Moody's Rating (2023) | - |
| S&P Rating (2023) | AA+ |
| Total Indebtedness | \$12,863,400 |
| <i>per capita</i> | \$2,132 |
| <i>per capita, as % of state avg.</i> | 78% |
| <i>as percent of expenditures</i> | 59% |
| Annual Debt Service | \$1,033,884 |
| <i>as % of expenditures</i> | 5% |



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