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# FOR SALE/LEASE



***38 Lancaster Drive  
Beacon Falls, CT 06403***

**30,100 +/- S/F Industrial Building on 2.2 Acres**

**Includes 4,800 S/F of Partially  
Finished Mezzanine**

**Great Location Minutes from RT 8**

**Nicely Finished Offices, Good Ceiling Heights  
& All Utilities**

**Lease Rate \$10.00 NNN**

**Offered at \$4,250,000.00**

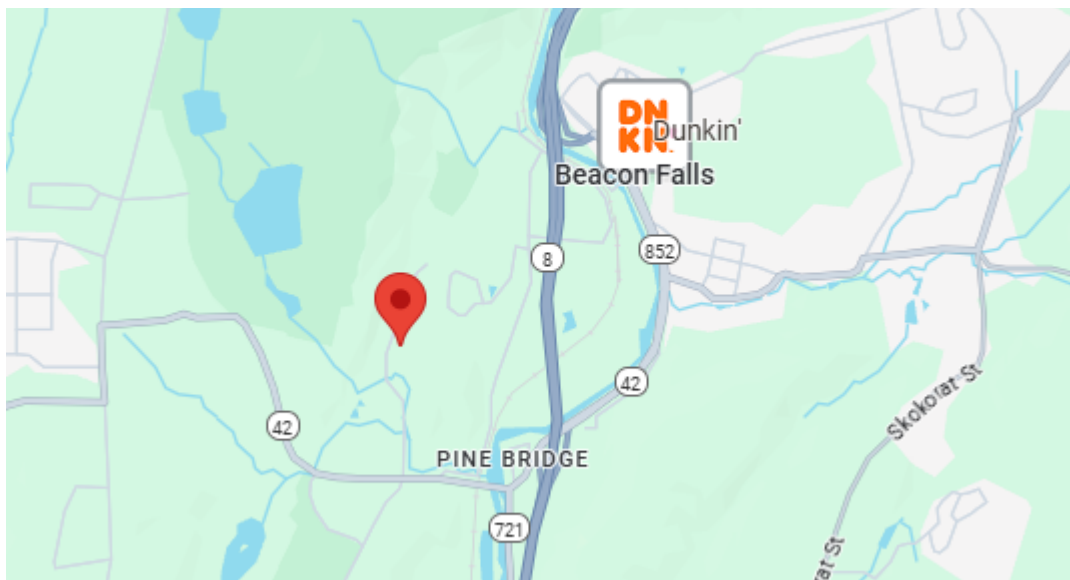


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



# PROPERTY DATA FORM

PROPERTY ADDRESS		38 Lancaster Drive	
CITY, STATE		Beacon Falls, CT 06403	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	30,100 +/-	Air Conditioning	Office
Number of Floors	1 Plus mezzanine	Sprinkler / Type	No
Avail S/F	30,100 +/-	Type of Heat	Gas
Will Subdivide to	10,000 +/-	OTHER	
Office Space	3,000 +/-	Acres	2.2 +/-
Mezzanine/with some office	4,800 +/-	Zoning	Industrial
Avail Docks	2	Parking	+/- 20
Avail Overhead Doors	1	Rail Spur	No
Ext. Construction	Steel	State Route / Distance To...	1 mile RT 8
Ceiling Height	19' - 21'	TAXES	
Roof	Steel	Assessment	\$1,604,710.00
Date Built	2002 & 2006	Appraised	\$2,292,460.00
UTILITIES		Mill Rate	30.46
Tenant/Buyer to Verify		Taxes	\$48,879.47
Sewer	City	TERMS	
Water	City	Lease	\$10.00 NNN
Gas	Yes -Eversource	Sale Price	\$4,250,000.00
Electrical	800 Amps		
Volts / Phase	480v / 3 phase		



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# Godin Property Brokers LLC

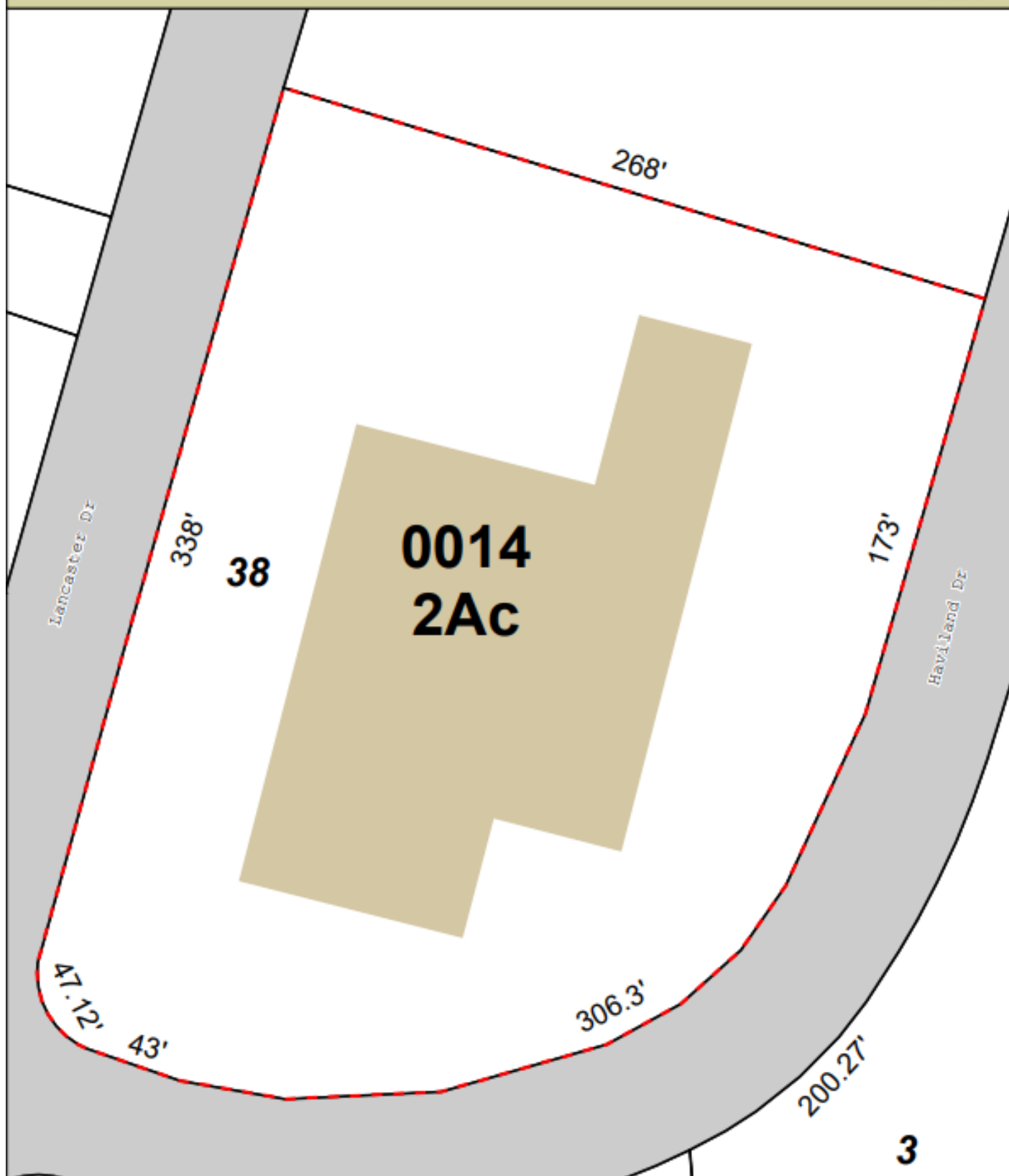
★★★★★ Commercial / Industrial



# Town of Beacon Falls, Connecticut - Assessment Parcel Map

Parcel: 003-004-0014

Address: 38 LANCASTER DR



Approximate Scale: 1 inch = 50 feet

0 10 20 30 40  
Feet

Map Produced March 2025

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Beacon Falls and its mapping contractors assume no legal responsibility for the information contained herein.