

SALE / 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

Sale Price:	\$1,200,000
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

Mario Longobucco
(860) 307-5945

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COLDWELL BANKER
COMMERCIAL
REALTY

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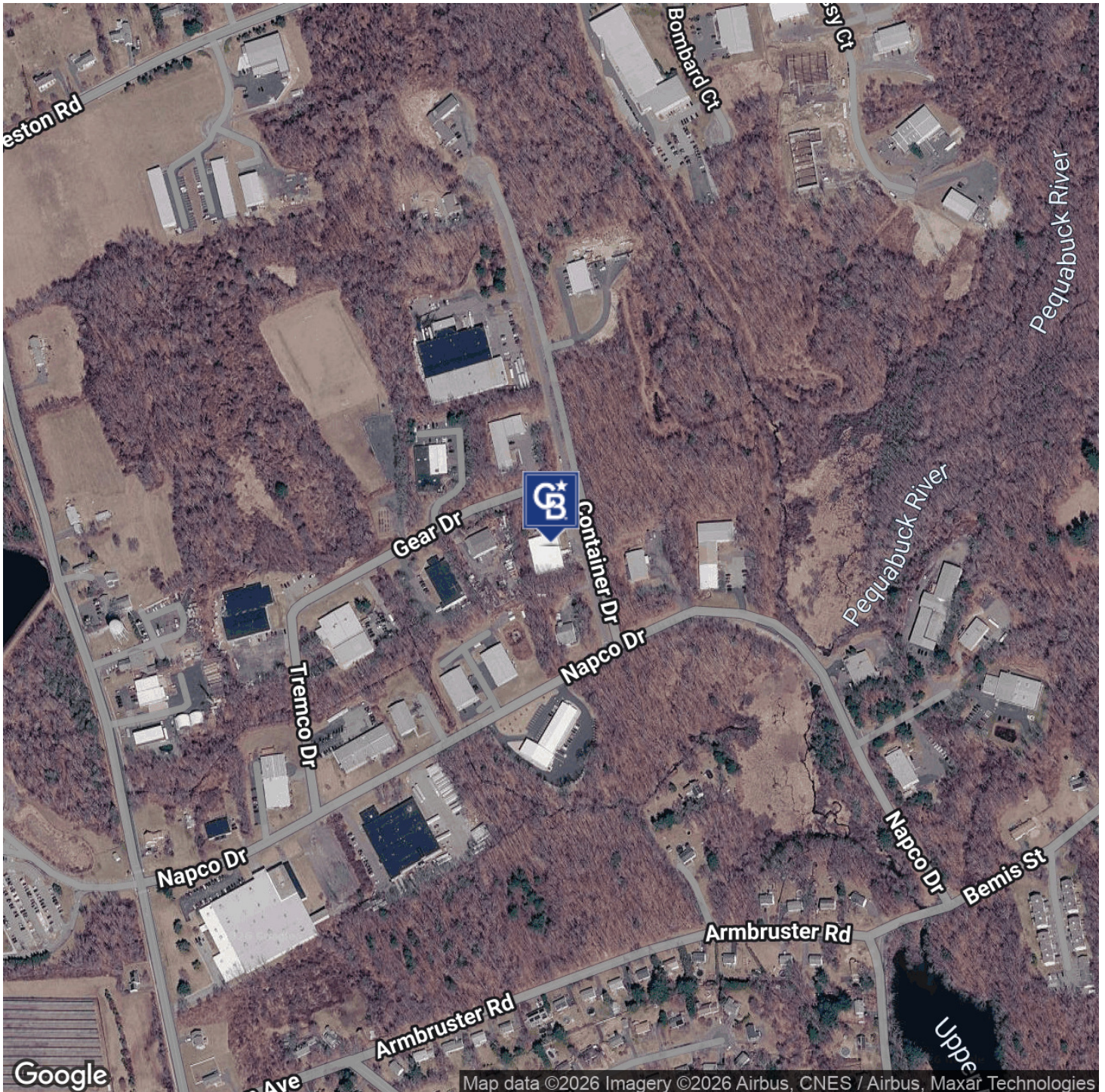
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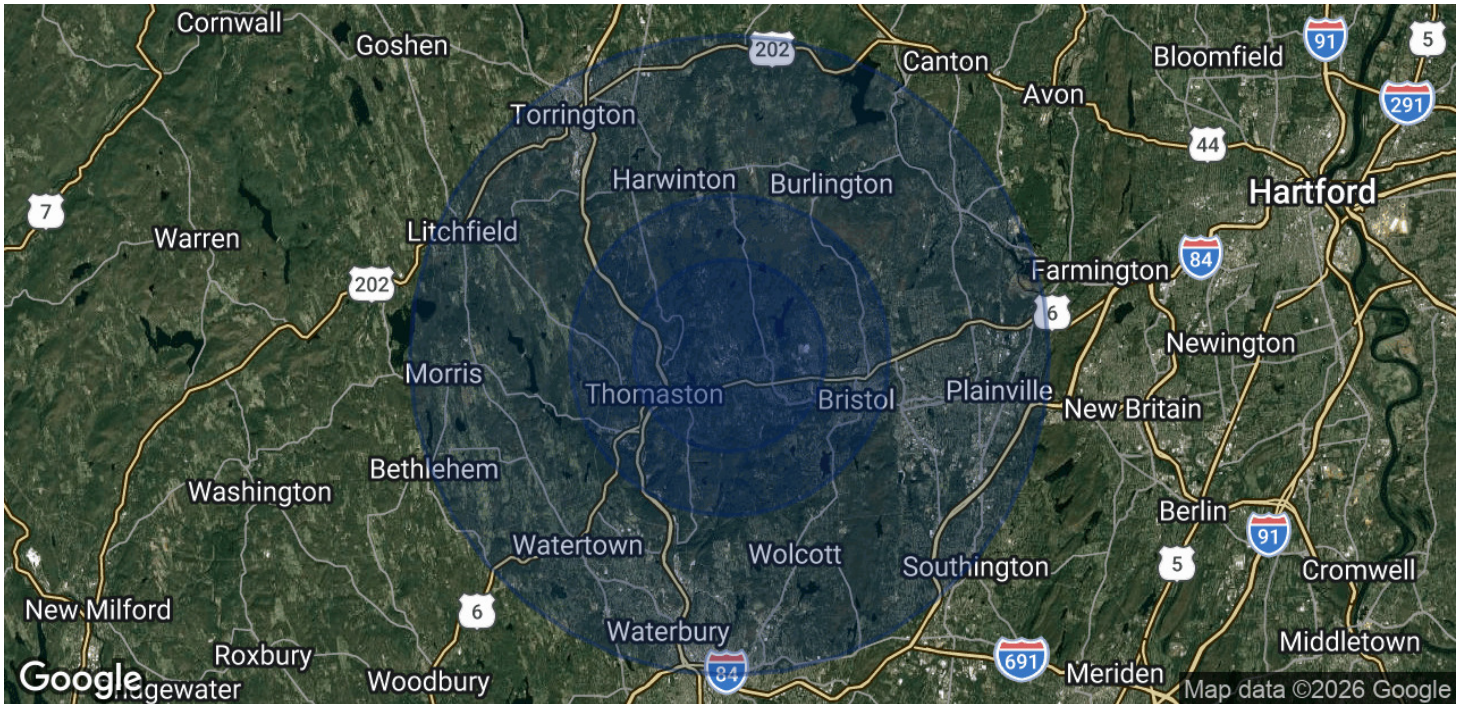
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,884	53,110	300,536
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

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

2020 American Community Survey (ACS)

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