



PROPERTY DESCRIPTION

Unit 4 is approximately 2800 sq ft with a 700 +/- sq ft mezzanine area and Unit B1-S is approximately 5,344 sq ft. The property is zoned I-1 with ample parking. There is an additional 2000 +/- sq ft of storage in an adjacent building that could also be made available. Power is 208/120 Volt 400 Amp and the gas is propane. Ceiling heights are approximately 16-20'.

PROPERTY HIGHLIGHTS

- Unit 4: 2800 +/- sq ft w/700 +/- sq ft Mezzanine
- Unit B1-S: 5344 +/- sq ft
- Ample Parking
- Zoned I-1.
- 16-20' +/- Ceiling Heights

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross Plus Utilities)
Number of Units:	1
Available SF:	2,800 - 5,344 SF
Lot Size:	5.13 Acres
Building Size:	2,800 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	268	1,935	6,700
Total Population	655	4,681	15,782
Average HH Income	\$157,381	\$138,586	\$138,632

CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

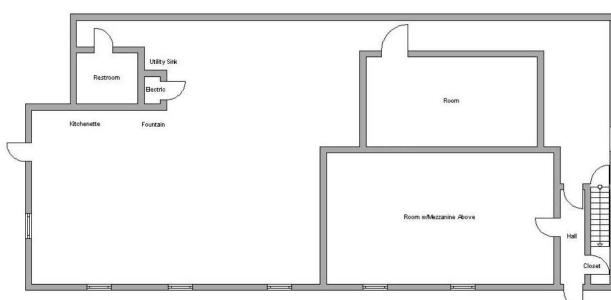
cberman@elite-cres.com

95 BRIDGE RD • FLEX / OFFICE / RETAIL PROPERTY FOR LEASE

HADDAM, CT 06438



Information contained herein has been prepared by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy and guarantee it. All information should be verified prior to a purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for rental or lease rates or terms or conditions of any property. All information should be independently reviewed and verified for accuracy.



95 Bridge Rd, Haddam, CT - Floor Plan - Approximately 28000 Sq Ft
Mezzanine Area with Stair Access Approximately 720 Sq Ft

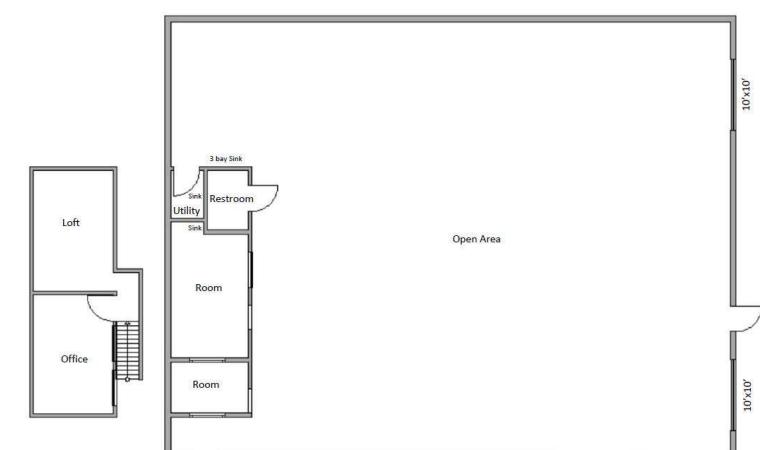
CARL BERMAN CCIM, MICP
Managing Director
877.327.3755 x701
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

95 BRIDGE RD • FLEX / OFFICE / RETAIL PROPERTY FOR LEASE

HADDAM, CT 06438



CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

95 BRIDGE RD • FLEX / OFFICE / RETAIL PROPERTY FOR LEASE

HADDAM, CT 06438



Google

Imagery ©2025 Airbus, Maxar Technologies

CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

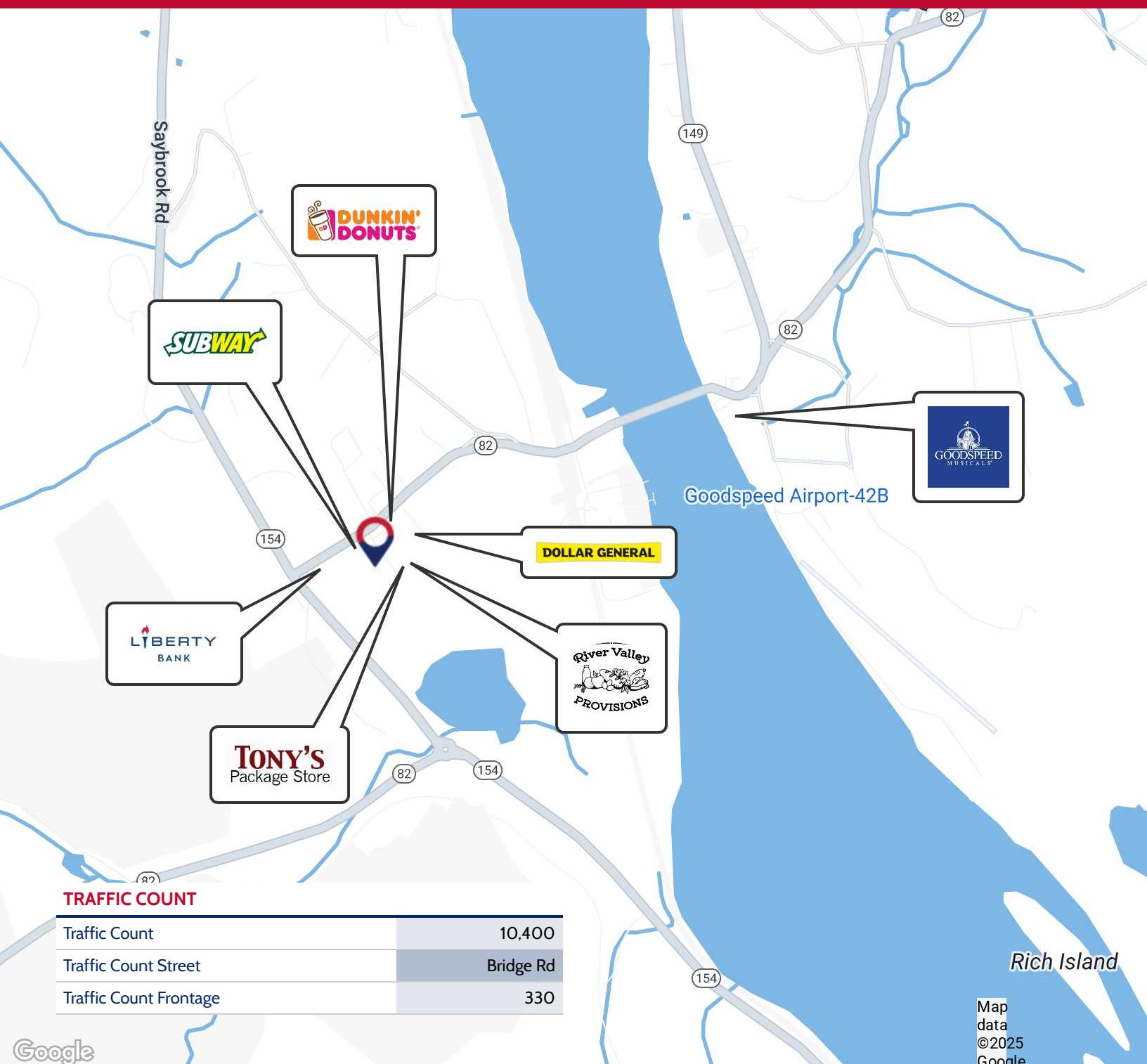
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

95 BRIDGE RD • FLEX / OFFICE / RETAIL PROPERTY FOR LEASE

HADDAM, CT 06438



CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

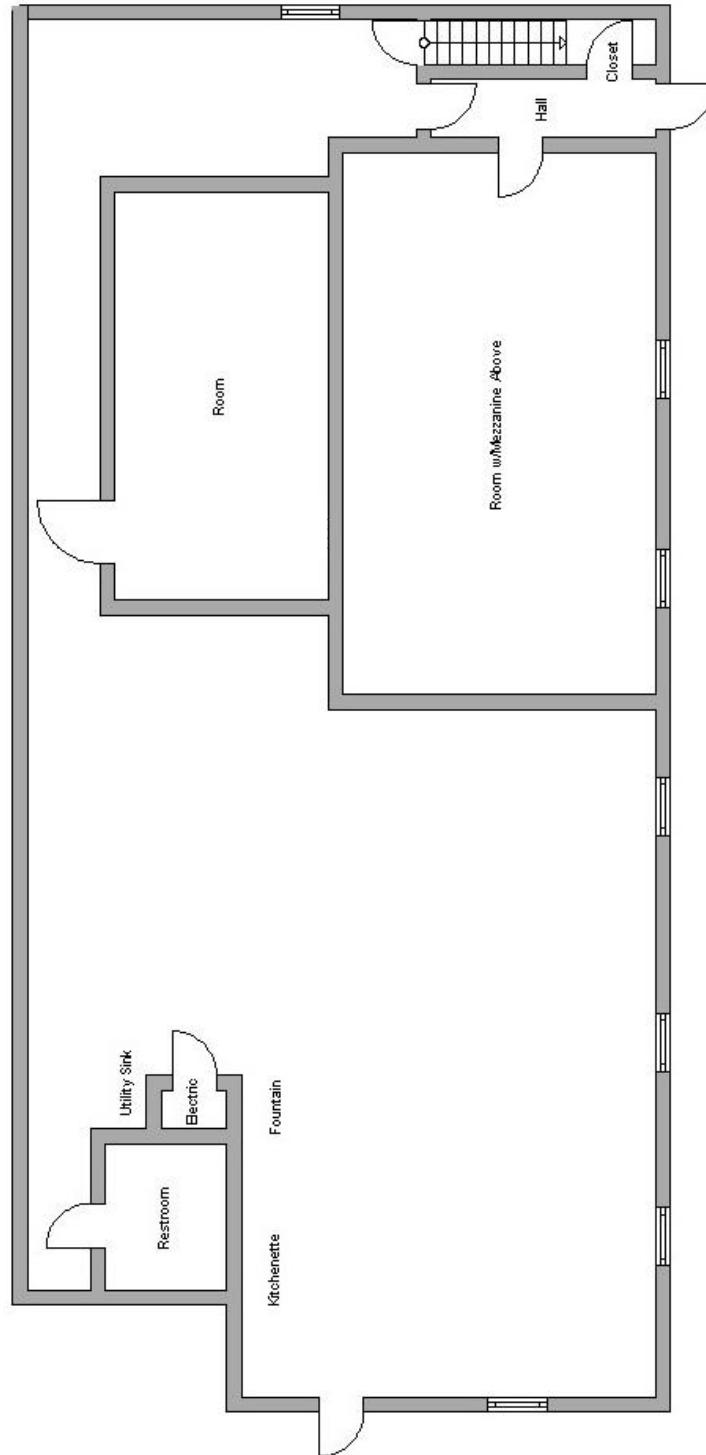
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

95 Bridge Rd, Haddam, CT – Floor Plan - Approximately 2800 Sq Ft

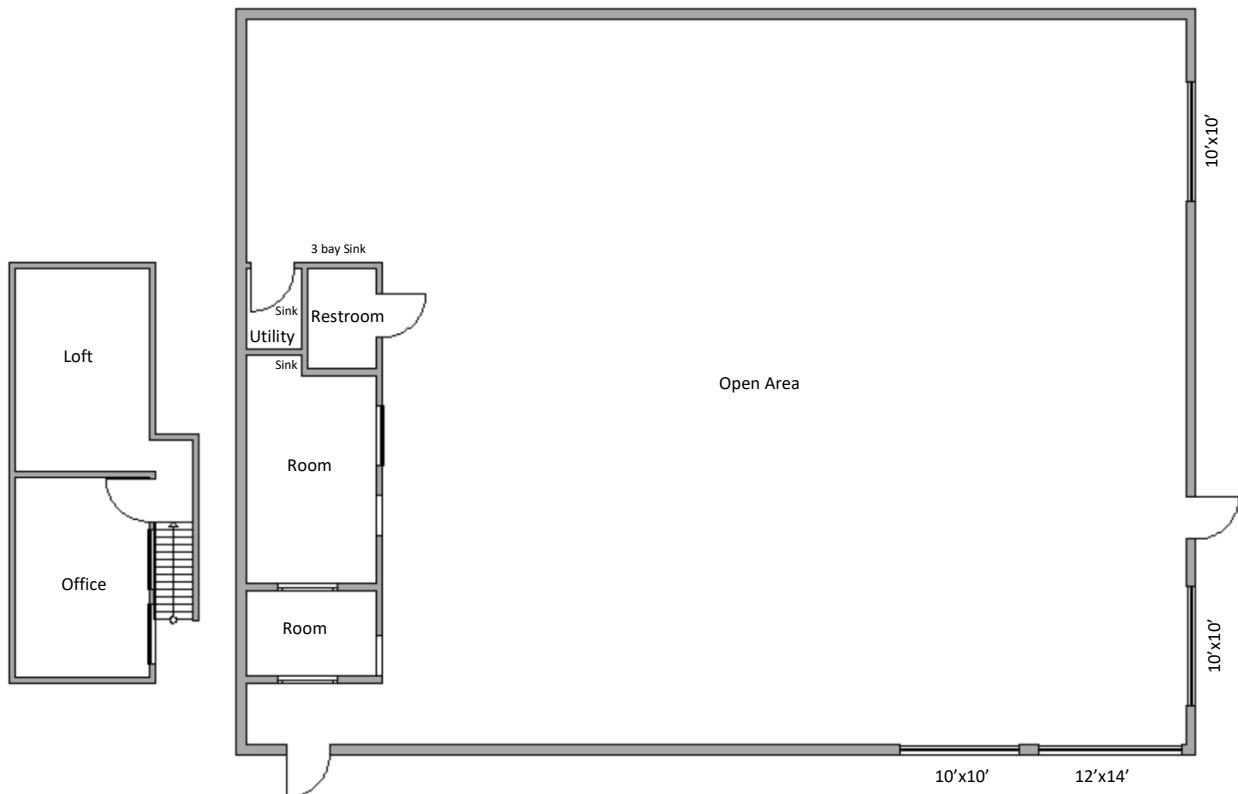
Additional Mezzanine Area with Stair Access Approximately 720 Sq Ft



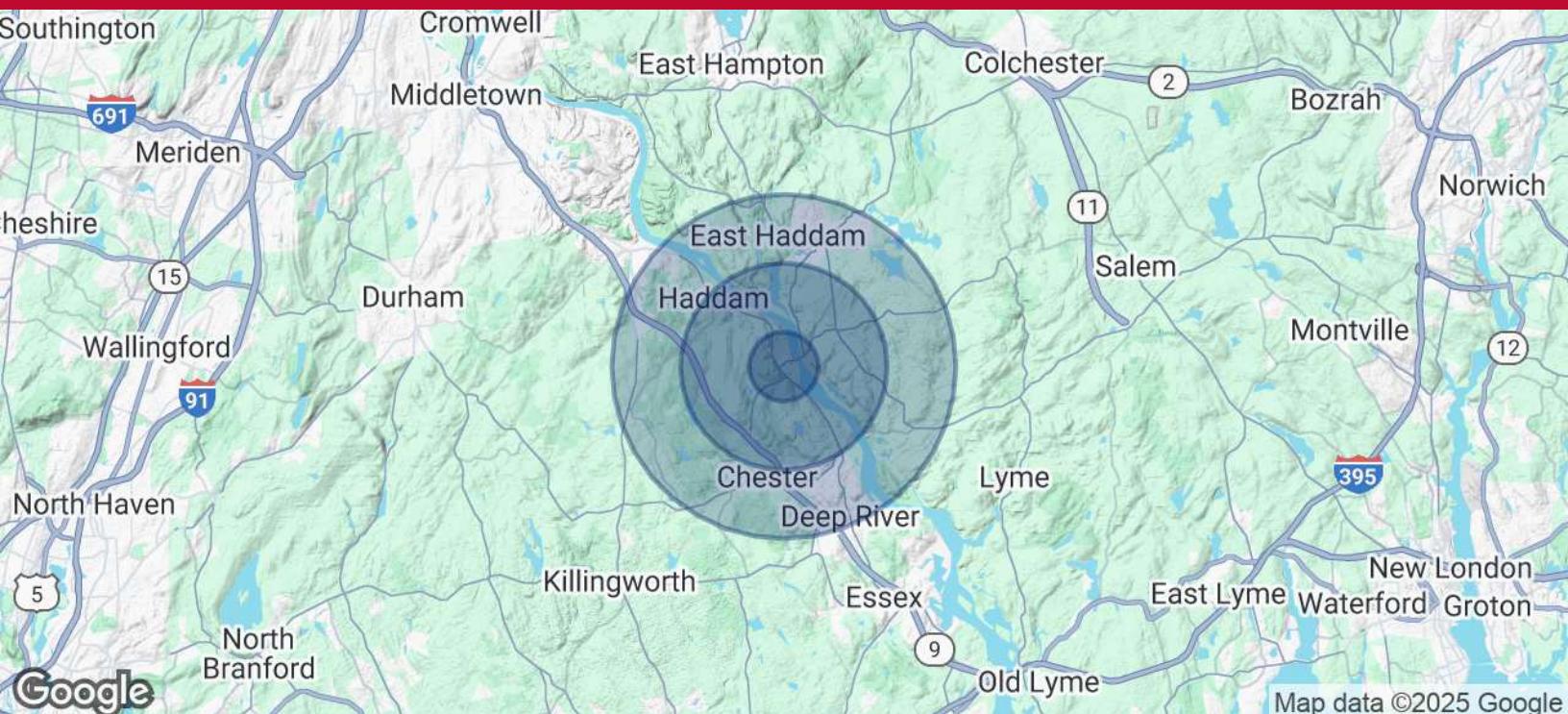
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Drawing is not to scale, all data, including all approximate measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

95 Bridge Rd, Haddam, CT – Floor Plan - Approximately 5,344 Sq Ft

Note: The approximate Sq Ft includes second floor office and loft area.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Drawing is not to scale, all data, including all approximate measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	655	4,681	15,782
Average Age	47	48	47
Average Age (Male)	46	47	46
Average Age (Female)	49	49	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	268	1,935	6,700
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$157,381	\$138,586	\$138,632
Average House Value	\$420,692	\$427,527	\$430,277

Demographics data derived from AlphaMap

CARL BERMAN CCIM, MICP
Managing Director
877.327.3755 x701
cberman@elite-cres.com