

FOR SALE OR LEASE // 16 STONY HILL RD, BETHEL CT



PROPERTY DESCRIPTION

+/- 38,400 Sq Ft Manufacturing facility on 3.08 acres with additional +/- 2,210 Sq Ft free standing building for rental income. Building features include 600 amp, 3 phase power, full AC, cafeteria, block construction, 3 loading docks, city water, sewer and gas. Perfect facility for manufacturing, assembly, distribution or laboratory. Potential other uses include: Retail, medical, office, daycare and restaurant. Ideal Rt. 6 location with easy access to I84!

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,600,000
Lease Price:	\$8.50 NNN
Lot Size:	3.08 Acres
Available Space:	+/- 3,400 SF & 4,378 SF Options +/- 7,500 - 38,497 SF Options
Building B:	+/- 2,210 SF
Taxes:	+/- \$60,581

DEMOGRAPHICS 1.3 MILES 3.5 MILES 5 MILES

	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
Total Population	6,619	70,964	116,960
Average HH Income	\$180,164	\$131,753	\$131,435



MICHAEL DIMYAN

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MICK CONSALVO

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PROPERTY HIGHLIGHTS

- 600 Amp 3 Phase Power
- Full A/C
- 10' Clear Height
- LED lighting
- City Water, Sewer and Gas
- Block Building
- Elevator Building
- 3 Loading Docks
- Built 1976
- Route 6 Business Zone
- 3.08 Acres
- 38,497 Sq Ft Building A
- +/- 2,200 Sq FT Building B
- Taxes \$60,581
- Office +/- 4,000 Sq Ft
- Rental Income: \$2,900 Per Month From Building B



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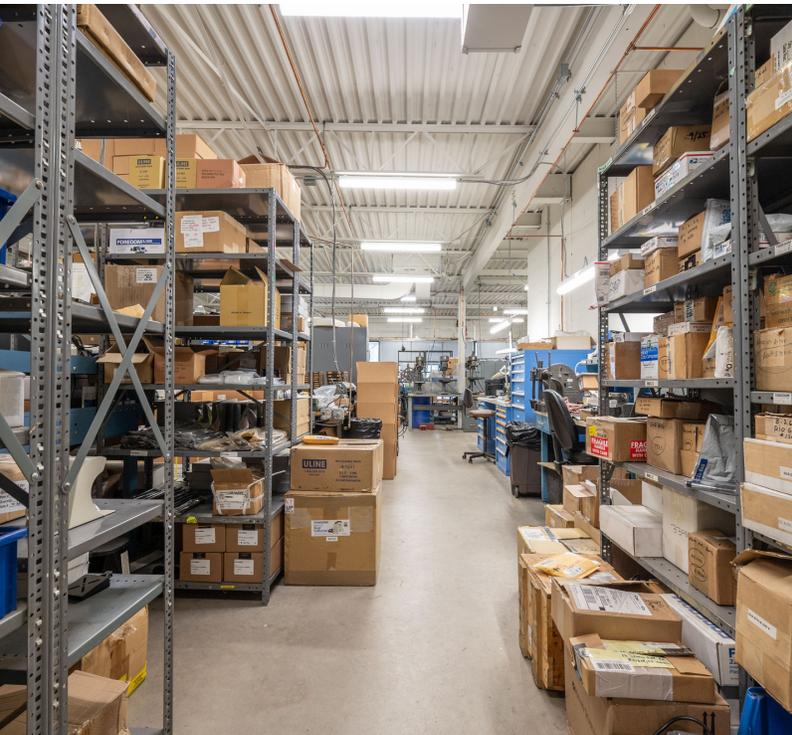
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Interstate Highway 84 (Yankee Expressway)

GARELLA ROAD

EXISTING BUILDING

N/F Eleftherios M. Savarakis
V.127 P.71 B.L.R.

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V.127 P.71 B.L.R.

154 Total Parking Spaces

Tenant Space #3
3,442 N.S.F.
3,545 G.S.F.

Tenant Space #4
8,783N.S.F.
9,006 G.S.F.

Tenant Space #2
4,371 N.S.F.
4,509 G.S.F.

Tenant Space #1
7,282 N.S.F.
7,500 G.S.F.

N/F Gayatri Corporation
V.538 P.19 B.L.R.

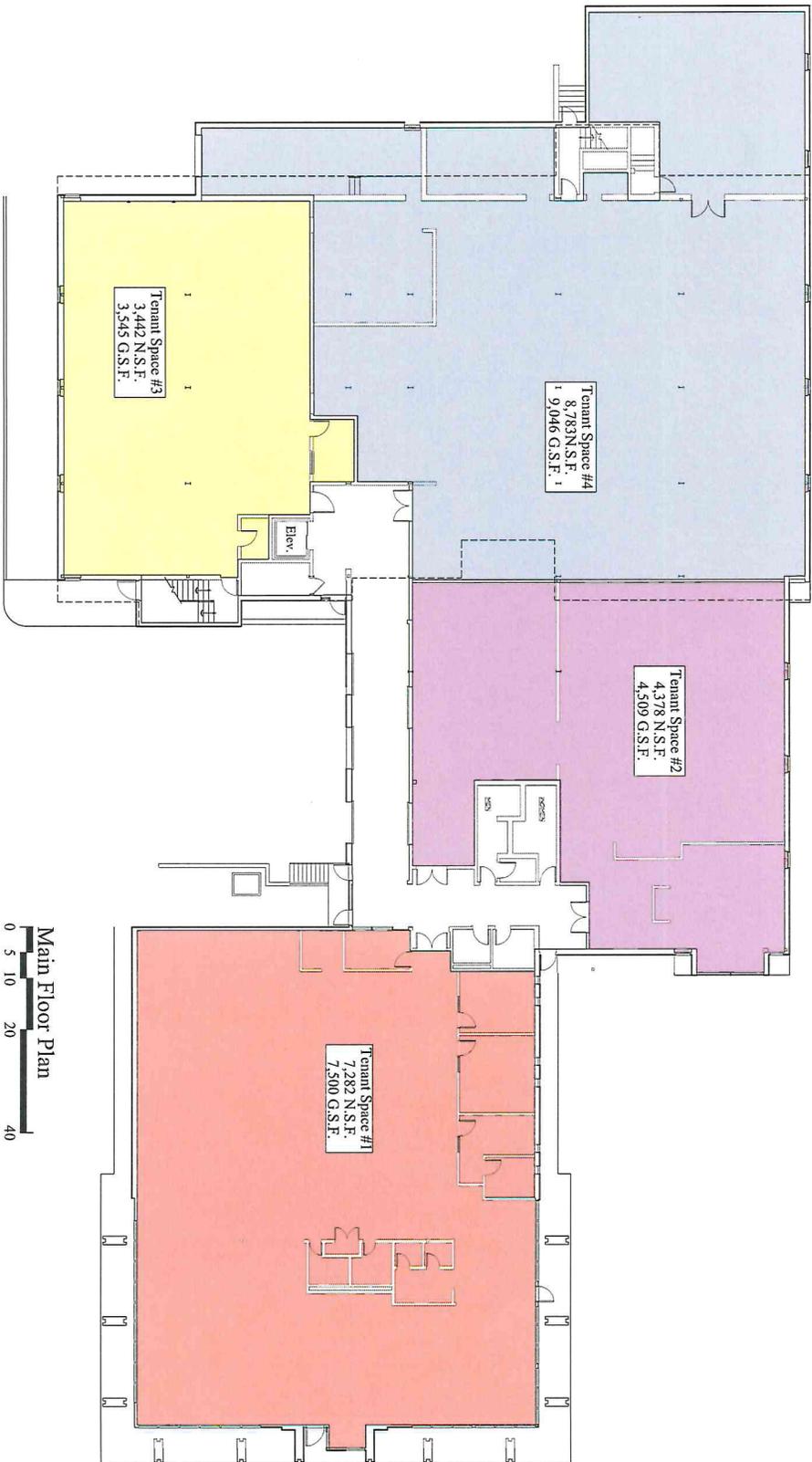
Proposed Site Plan
0 10 20 40 80

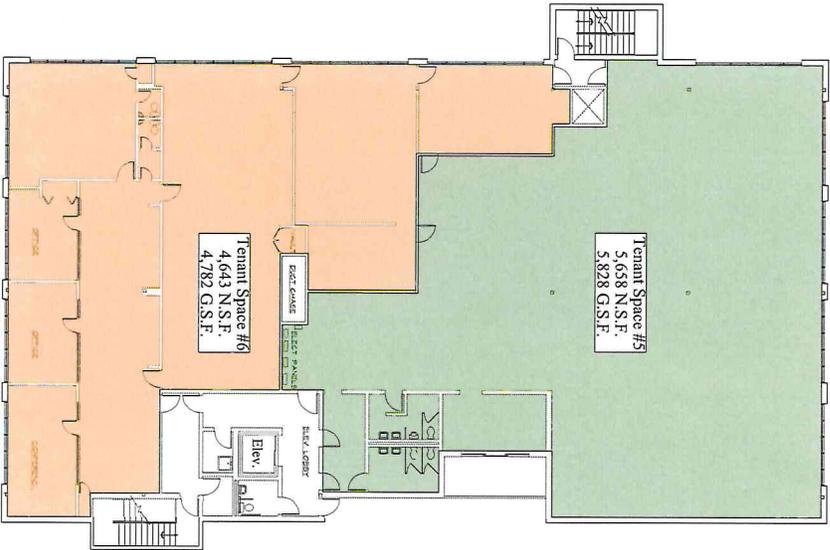
16 Stony Hill Road
Proposed Tenant Spaces
Bennett Sullivan Associates Inc.



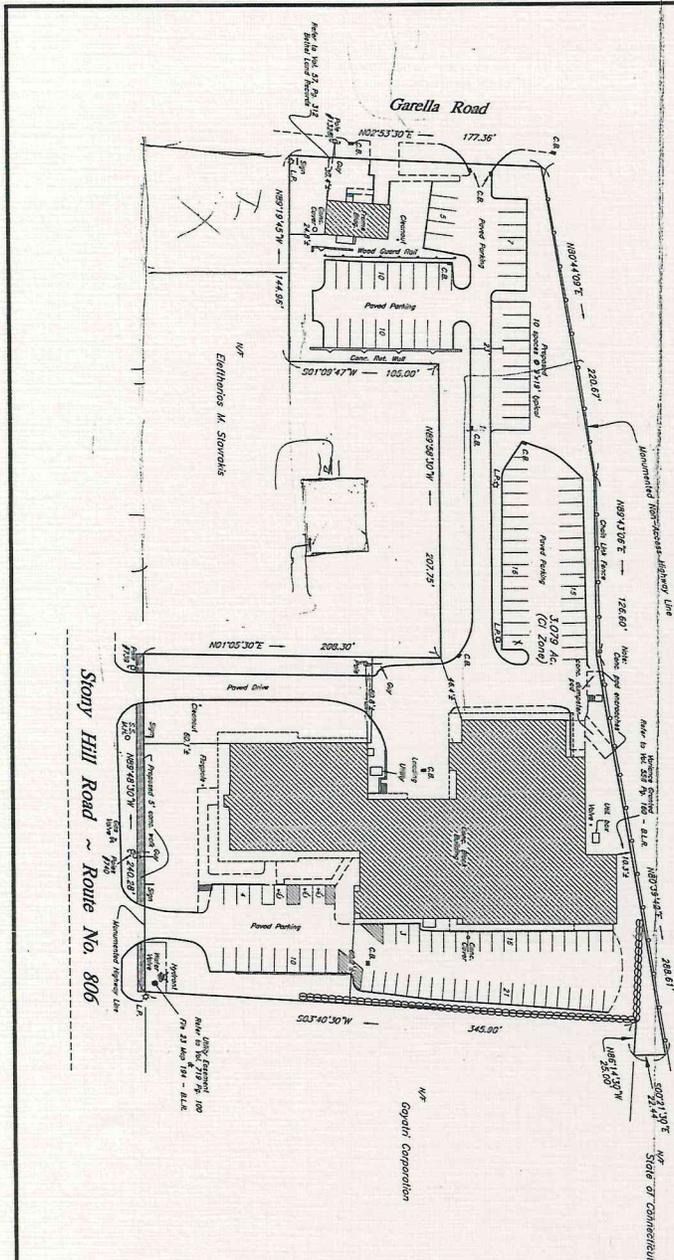
CT Roads No. 6 (Stony Hill Road)

16 Stony Hill Road
Proposed Tenant Spaces
Bennett Sullivan Associates

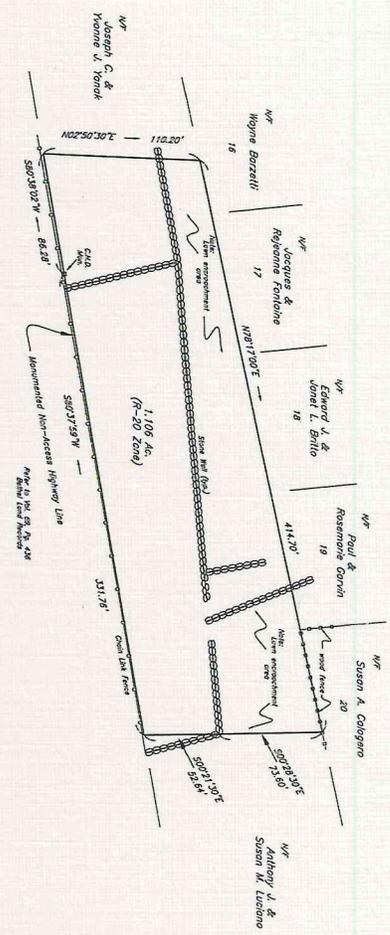




Upper Floor Plan
 0 5 10 20 40
 16 Stony Hill Road
 Proposed Tenant Spaces
 Bennett Sullivan Associates Inc.



Interstate 84 ~ Yankee Expressway



Site Plan Informational Table

1. Zone C1
2. Area 1,079 Ac.
3. Gross Floor Area 38,829 SF.
4. Bldg Coverage: 10%
5. Eng. Height Exhaling
6. Parking (see Parking Schedule)
7. Proposed Ramp: 1/4"
8. Open Space: 1/4"

Parking Schedule

Office: (Parking Class Three) : 18,000 SF Gross / 200 = 90 Spaces Required
 Plus 2 spaces per unit required (1 Unit)
 Light Industrial: (Parking Class Four) : 18,209 SF Gross / 1,000 x 1.5 = 27 Spaces Required
 Total Parking Required = 117 Spaces
 Current Total Parking provided = 120 Spaces
 Proposed additional parking = 10 Spaces
 Proposed Total parking spaces = 130 Spaces

Notes:

1. This map represents a Boundary Survey based on a Restump, and was prepared in accordance with Class A-2 Standards.
2. Refer to Vol. 401 Pg. 123 - Bethel Land Records.
3. Refer to File 8 Map 15, File 18 Map 150 & File 23 Map 194 - B.L.R.
4. Refer to map entitled: "Map prepared for Blackstone Industries, Inc. Bethel, Connecticut, Book 1-407, Record 185 Ac. Total, Zone C1 & R-20, Date: Aug. 22, 1986 Revised: Oct. 27, 1988" prepared by this office.



Site Plan
 Prepared For
Blackstone Industries, Inc.
 Bethel, Connecticut

Scale: 1" = 40'
 Area: (Total) 4,185 Ac.
 Zone: As noted
 Date: Sept. 3, 2002

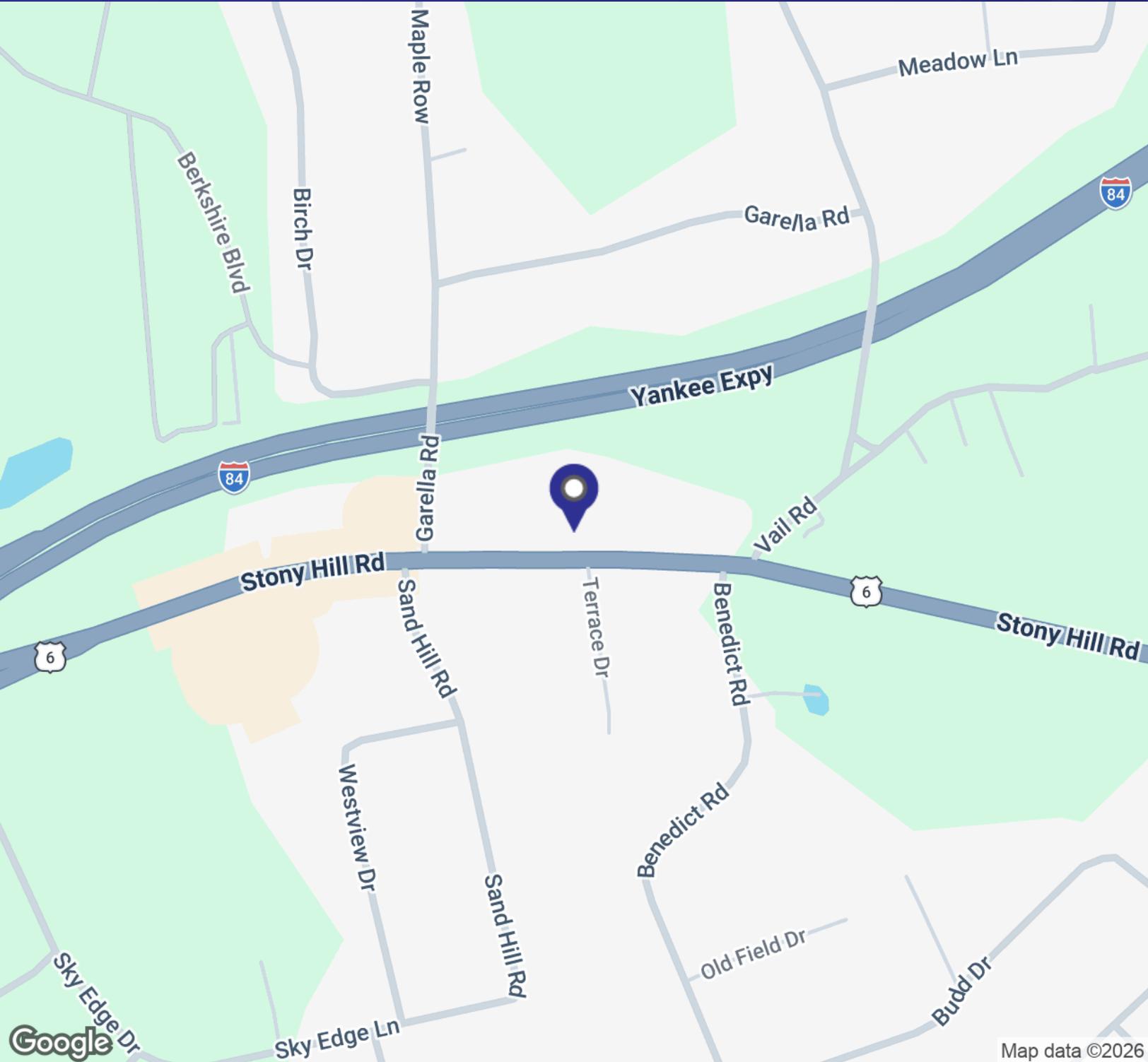
Revisions

1. Initial Review and Preparation of Survey and Map by [Signature]
 2. Final Review and Preparation of Survey and Map by [Signature]
 3. Final Review and Preparation of Survey and Map by [Signature]
 4. Final Review and Preparation of Survey and Map by [Signature]
 5. Final Review and Preparation of Survey and Map by [Signature]
 6. Final Review and Preparation of Survey and Map by [Signature]
 7. Final Review and Preparation of Survey and Map by [Signature]
 8. Final Review and Preparation of Survey and Map by [Signature]
 9. Final Review and Preparation of Survey and Map by [Signature]
 10. Final Review and Preparation of Survey and Map by [Signature]

NEW ENGLAND LAND SURVEYING, P.C.
 ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT
 ALAN E. HENNINGSON, P.E.
 WILHELM E. HENNINGSON, L.S. / 13286

100 No. 156
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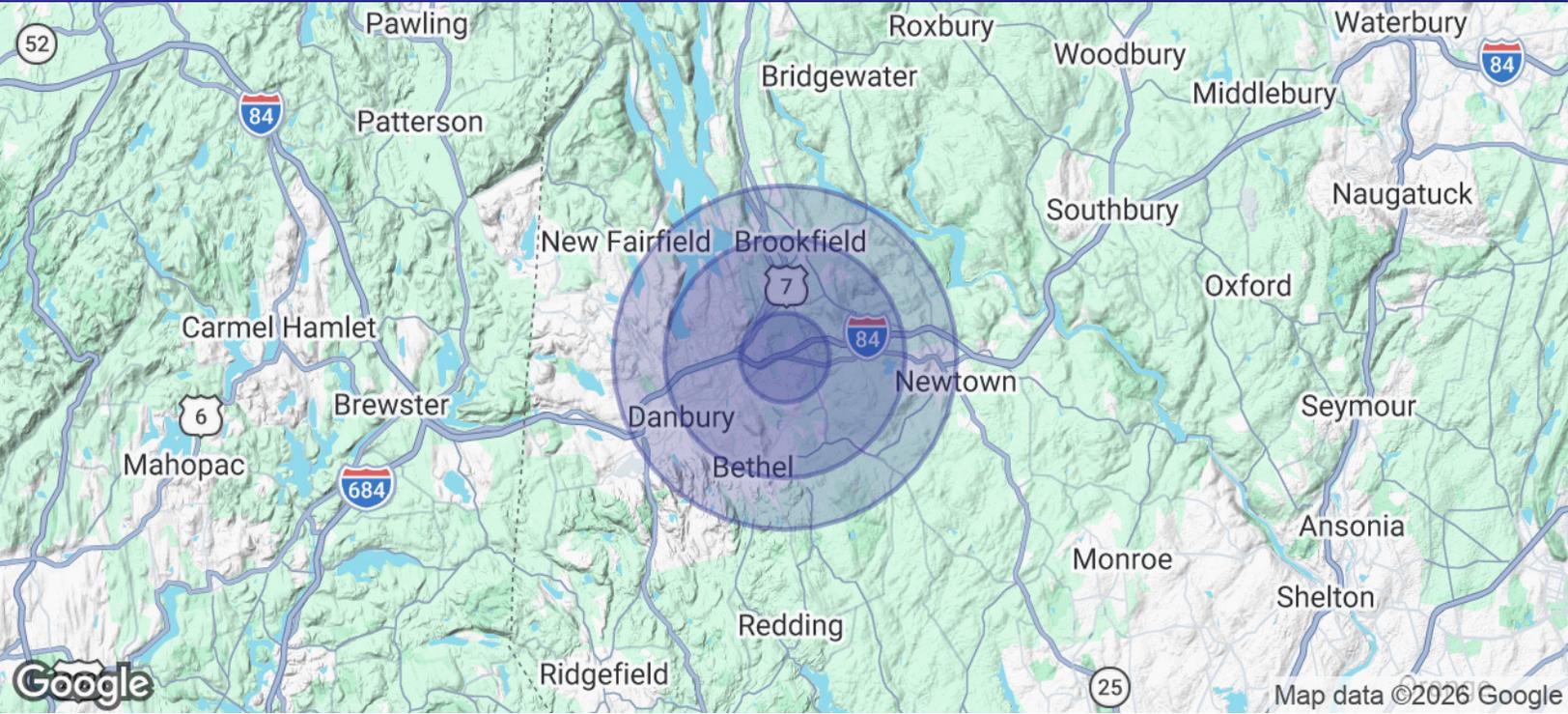
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	6,619	70,964	116,960
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,477	26,330	42,826
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$180,164	\$131,753	\$131,435
Average House Value	\$447,436	\$420,146	\$438,097

Demographics data derived from AlphaMap



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