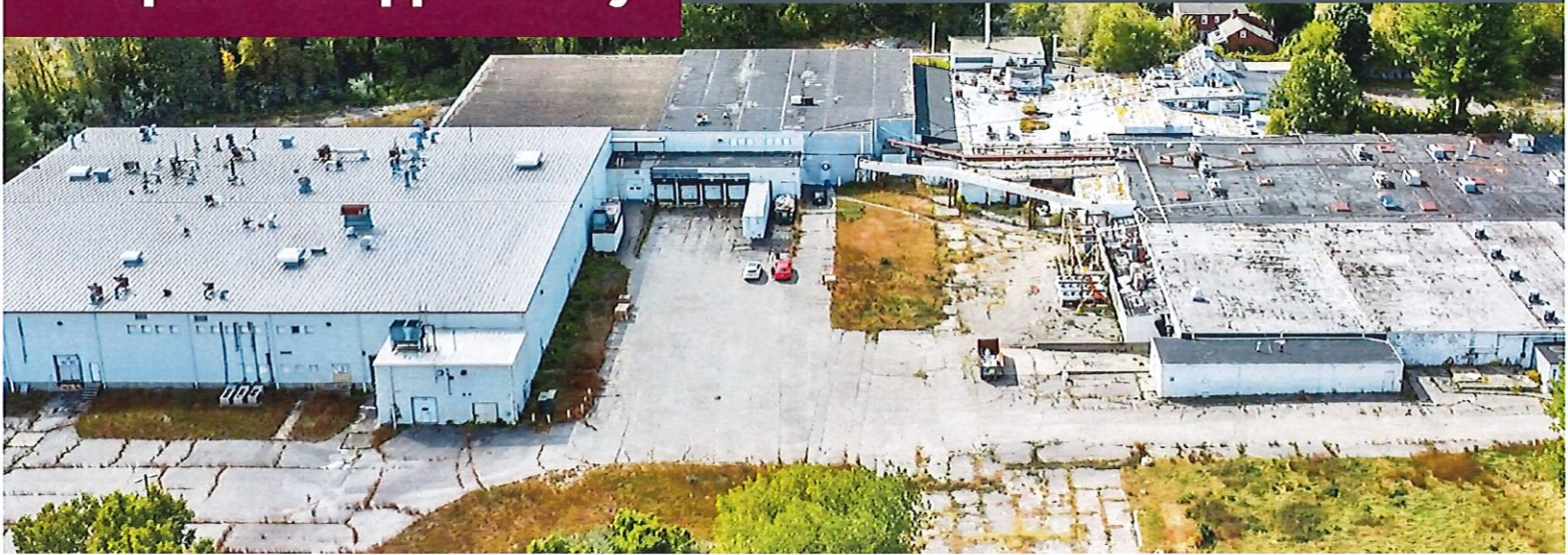
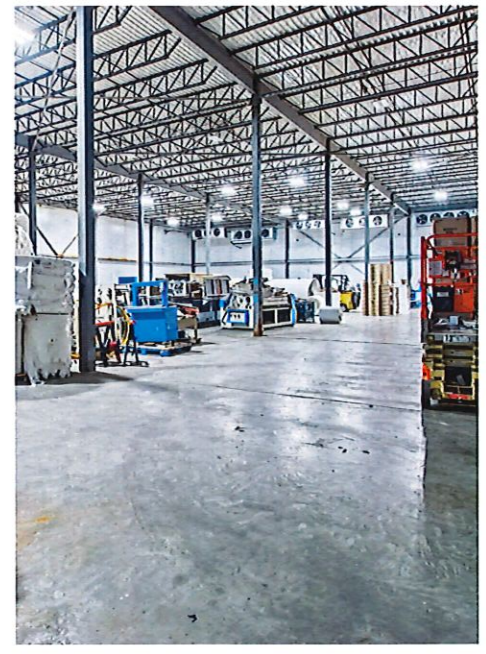


Commercial Industrial Expansion Opportunity

153 Searles Rd- Pomfret Center CT



Ideal Build-out Uses: Manufacturing, Hydroponics,
Aquaponics, Agricultural Co-op Warehouse Space
Lease Rate \$5.00 psf nnn



FOR MORE INFORMATION:

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



Property Overview:

153 Searles Road, Pomfret Center, CT 06259

This 156,000 SF industrial facility offers 20,000 - 120,000 SF of space available for lease at \$5.00 PSF NNN. Originally built for the Steak-umm company a food producer, the property is zoned for commercial business, making it ideal for a range of uses including manufacturing, warehouse/distribution, logistics, hydroponics, aquaponics, or an agricultural co-op. Currently, Long Island Tissue Company occupies 20,000 SF, and the remaining space is ready for new tenants, with flexible lease options available. Key features include generous ceiling heights ranging from 18' to 40', and multiple loading/unloading docks to accommodate industrial operations.

Located minutes from Route 395, this facility is strategically positioned close to the Rhode Island border, just north of New London, CT, and south of Worcester, MA, offering easy access to major regional markets. The owner is highly motivated to lease the remaining space, making this a prime opportunity for businesses looking for a versatile industrial facility.

INDUSTRIAL SPACE FOR LEASE \$5.00 PSF NNN

153 Searles Road

Pomfret Center, CT 06259

Property Overview:

- **Total Facility Size:** 156,000 SF
 - **Available Space:** 20,000 - 120,000 SF \$5.00 PSF NNN
 - **Type:** Industrial | Manufacturing | Warehouse
 - **Current Occupant:** Long Island Tissue Company (occupying 20,000 SF)
 - **Commercial Business Zoning**
-

Ideal for:

- **Manufacturing Operations**
 - **Warehouse / Distribution Facilities**
 - **Logistics & Storage Solutions**
 - **Hydroponics**
 - **Aquaponics**
 - **Agricultural Co-op**
-

Key Features:

- **Dock Access:** Multiple docks for efficient loading/unloading
 - **Ceiling Heights:** Generous ceiling heights suited for industrial use 18'-40'
 - **Flexible Space:** Tailor your leased area to fit your needs (20,000 - 120,000 SF)
 - **Motivated Owner:** Long Island Tissue Company seeks to lease the remaining available space
-

Prime Location:

- Minutes from Route 395
- Close to the RI border
- North of New London, CT
- South from Worcester, MA

Subject Property

153 Searles Rd
Pomfret Center, CT 06259 - Windham County



LOCATION

Distance to Airport:	36.1 mi
Distance to Seaport:	45.3 mi
Distance to Rail Terminal:	16.4 mi
Population 500 Mile Radius:	75,273,741
Population 250 Mile Radius:	46,529,065
Population 50 Mile Radius:	5,295,184

OWNER

Purchased Sep 2021
\$750,000 (-/Unit)

PROPERTY

Type:	Food Processing	Tenancy:	-
Park:	-	Construction:	Reinforced Concrete
RBA:	169,548 SF	Column Spacing:	-
Year Built/Renov:	1965	Truck Wells:	-
Ceiling Height:	26'	Rail Served:	-
Docks:	16 ext	Sprinklers:	Dry
Drive Ins:	-	Power:	-
Truck Court:	-	Cranes:	-
Land Acres:	24.31 AC	Levelators:	-
Office:	22,041 SF	Taxes:	-
Parking:	-		
Features:	Cooler, Freezer (Space)		

VACANCY		ASKING RENT PER SF		12 MO. LEASING ACTIVITY SF	
Current:	0%	Current:	-	Subject Property:	-
Last Quarter:	0%	Last Quarter:	-	Peers Total:	-
Year Ago:	0%	Year Ago:	-	Peers Count:	17
Peers:	1.7%	Peers:	-	Peers Avg:	-
Peer Submarkets:	4.9%	Peer Submarkets:	\$6.98	Peer Submarkets Total:	634,447
				Peer Submarkets Avg:	369

AVAILABLE SPACES

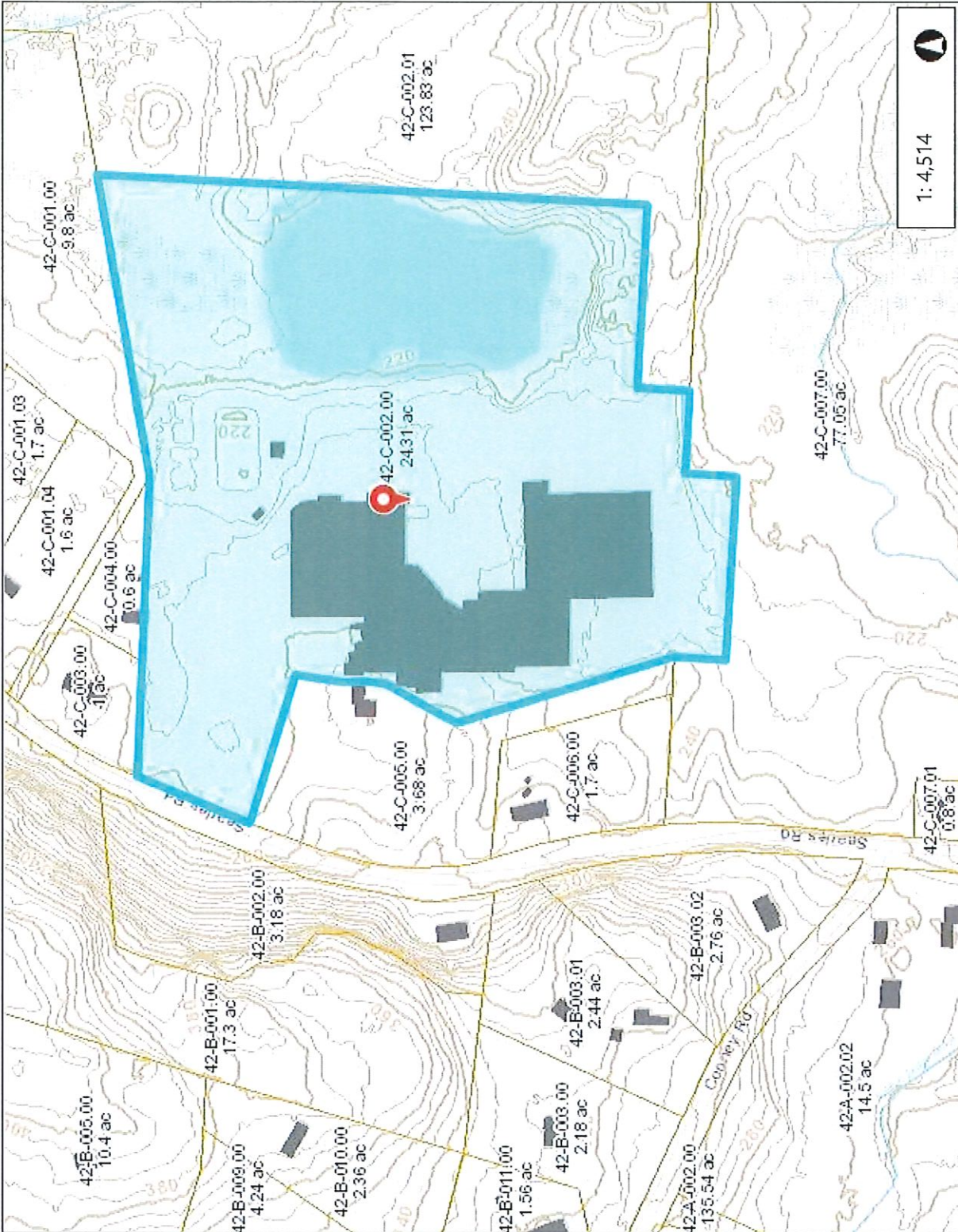
Currently No Available Spaces



Necog GIS Site



- Legend**
- Eastford Address Points
 - Town
 - Buildings 2012
 - Parcels
 - Rivers and Streams
 - Lakes and Ponds



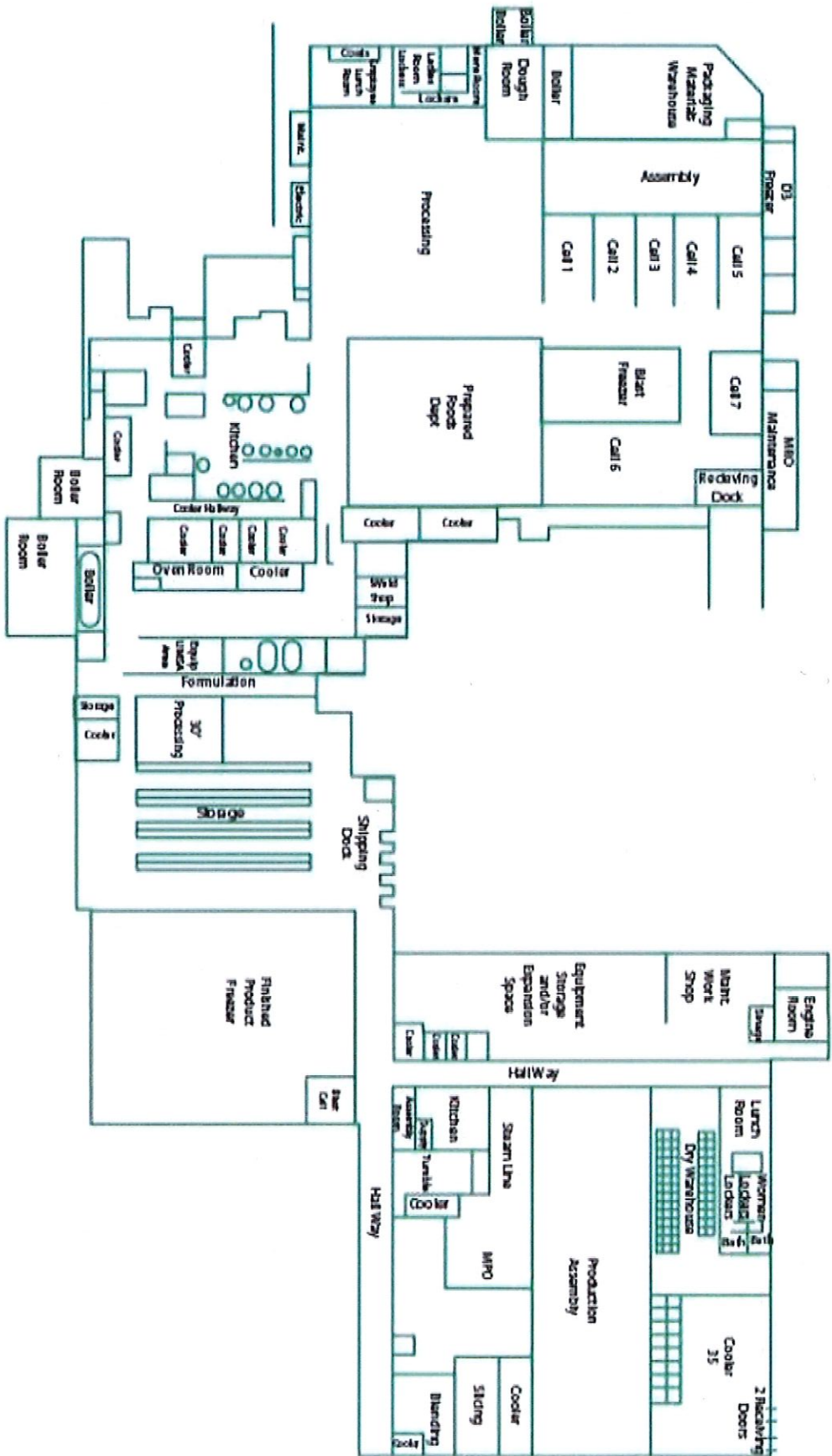
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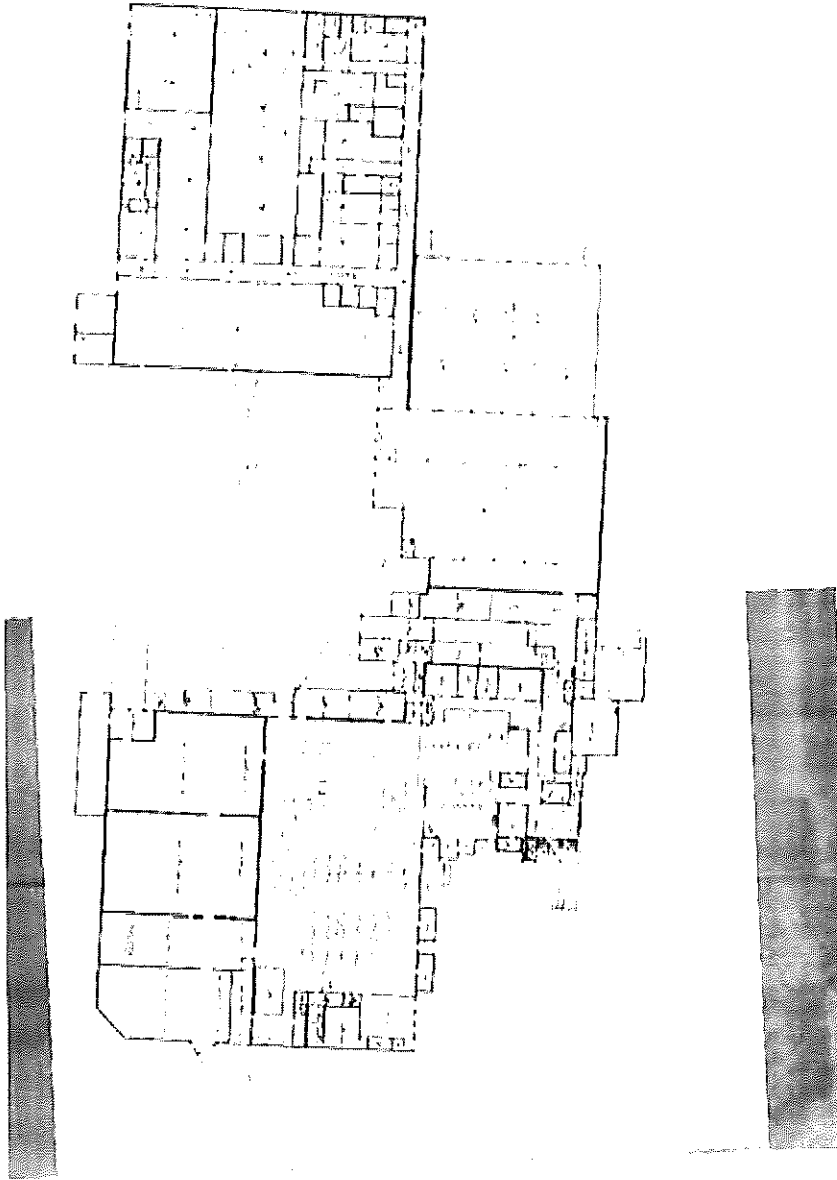


This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Searles





Rent Analytics

153 Searles Rd

ASKING RENT PER SQUARE FOOT

	Subject		Peers		Windham County		Worcester	
	Direct Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)
2018	\$4.50	0%	\$7.21	-1.8%	\$5.02	5.1%	\$6.82	5.5%
2019	-	-	\$7.80	8.2%	\$5.36	6.7%	\$7.29	6.8%
2020	-	-	\$8.44	8.3%	\$5.80	8.2%	\$7.90	8.4%
2021	-	-	\$9.40	11.4%	\$6.45	11.3%	\$8.76	10.8%
2022	-	-	\$10.48	11.5%	\$7.08	9.8%	\$9.56	9.2%
2023	-	-	\$11.25	7.4%	\$7.44	5.1%	\$10.17	6.3%
YTD	-	-	\$11.27	0.2%	\$7.54	1.3%	\$10.39	2.2%
2024	Forecast >		\$11.33	0.8%	\$7.59	2%	\$10.47	3%
2025			\$11.70	3.2%	\$7.84	3.2%	\$10.80	3.1%
2026			\$12.14	3.8%	\$8.13	3.8%	\$11.20	3.7%
2027			\$12.57	3.5%	\$8.42	3.5%	\$11.59	3.5%
2028			\$12.96	3.1%	\$8.68	3.1%	\$11.93	3%