

# LEASE

## 10-18 BEACH STREET

10-18 Beach Street Seymour, CT 06483



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 10-18 Beach Street in Seymour, Connecticut. This desirable Industrial property offers up to 10,250 SF of Industrial and Office space. Building features 12'-18' ceilings heights, drive-in doors, and easy access to RT. 8 and I-84.

### PROPERTY HIGHLIGHTS

- 12-18 FT Clear Span Ceilings
- Drive-in Doors
- Loading Ramp
- Forklift Ramp
- 2-Ton Crane
- +/- 2,500 SF Office Space
- Easy Access to Route 8 and I-84
- Perfect Location for Fitness Training

### OFFERING SUMMARY

Lease Rate:	\$8.00 - 14.00 SF/yr (MG)
Number of Units:	8
Available SF:	1,504 - 3,942 SF
Lot Size:	3.78 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	586	1,769	3,268
Total Population	1,215	4,008	7,765
Average HH Income	\$75,342	\$86,403	\$97,010

**James McCall**  
203 376 9650



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 10-18 BEACH STREET

10-18 Beach Street Seymour, CT 06483



**James McCall**  
203 376 9650



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# LEASE

## 10-18 BEACH STREET

10-18 Beach Street Seymour, CT 06483



**James McCall**  
203 376 9650



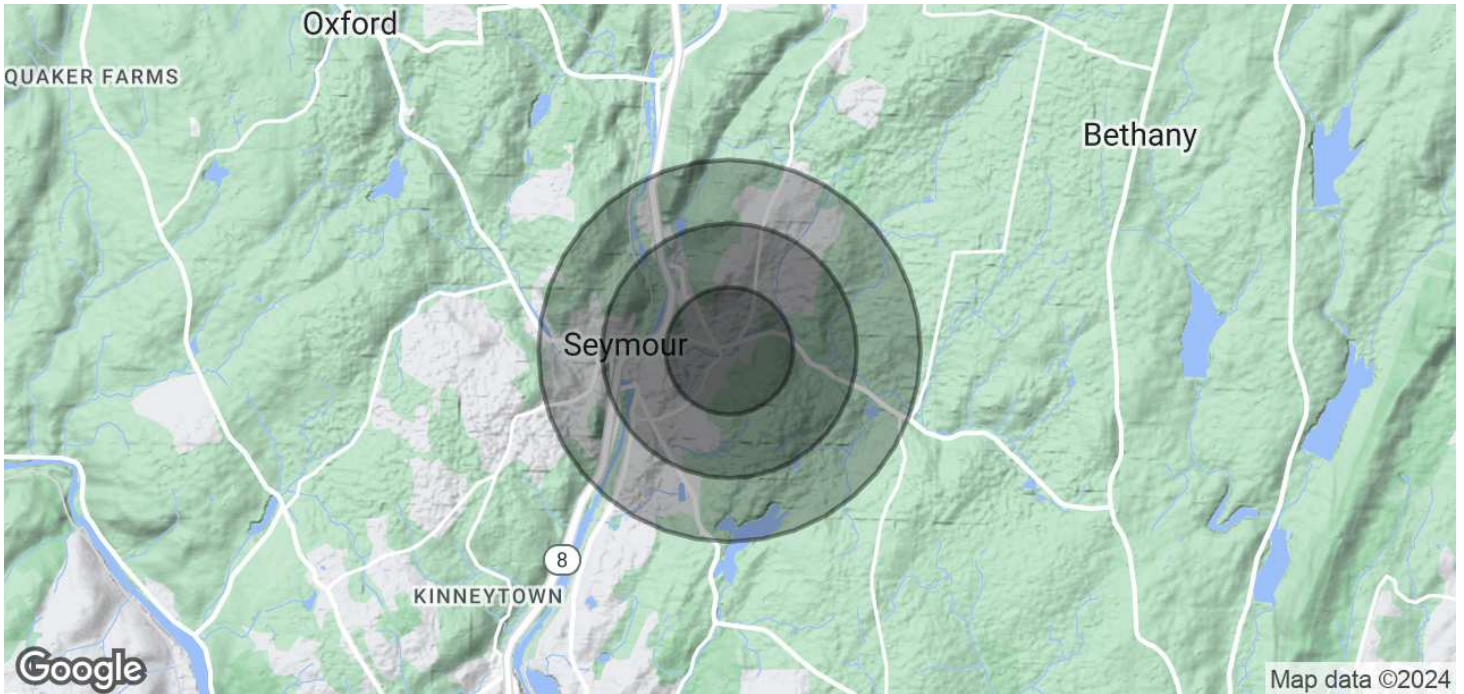
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE

## 10-18 BEACH STREET

10-18 Beach Street Seymour, CT 06483



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,215	4,008	7,765
Average Age	47.7	45.2	44.1
Average Age (Male)	41	40.4	41.5
Average Age (Female)	56.5	51.4	47.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	586	1,769	3,268
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$75,342	\$86,403	\$97,010
Average House Value	\$224,399	\$237,830	\$253,036

2020 American Community Survey (ACS)

**James McCall**  
203 376 9650



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.