

13 Francis Clark Circle

13 Francis Clark Circle, Bethel, CT 06801



Listing ID: 30467301
Status: Active
Property Type: Industrial For Lease
(also listed as Office)
Industrial Type: Cold Storage, Flex Space
Contiguous Space: 25,000 SF
Total Available: 25,000 SF
Lease Rate: \$10.75 PSF (Annual)
Base Monthly Rent: \$22,395
Lease Type: Modified Gross
Ceiling: 22 ft.



Overview/Comments

This building is located in the "Clarke Business Park". The property is in an environment that provides tenants a very peaceful setting with walking trails, hiking, biking, and jogging. The property is located 4.5 miles from Exit 5 of I-84 and is convenient to Bethel, Danbury, Redding, Easton, Weston, Wilton, Brookfield, Newtown, and Ridgefield.

This fantastic space is new to the market and located in the Clarke Business Park in Bethel CT. "IP" Industrial Park is the current zoning designation on a total of 9.2 acres. There are approximately 25,000 s.f. of high bay industrial space plus a 2,950 s.f. structured mezzanine. The space is fully air-conditioned and fully sprinklered and ceilings heights up to 22'. Column spacing's is 22' X 60' and 24' X 24'. The property is under professional management.

The space was previously configured as a SkyZone trampoline franchise. The property could be again suited for many uses such as a sports training facility, volleyball academy, location for soccer or lacrosse leagues, basketball courts and competitions, indoor tennis or pickleball courts, gymnastics academy or any other recreational use that requires playing fields 60' wide with no columns. From the previous Tenant setup, there still remains reception areas, waiting areas, arcade areas, offices, concessions areas, and large men's and women's bathrooms.

If your need is for warehouse space, the current space could be suited for car storage, warehousing, and distribution, or light manufacturing, or a moving and storage facility. The building has 240 car parking. Utilities include a 4" sprinkler line, 8" fire line, 1" water line, Eversource Gas and Electric, Town of Bethel Water and Sewer, AT & T phone, and Comcast cable.

The space is being offered for lease with 5-10-year lease terms. 2 months of security subject to financial review. This great opportunity is being offered for lease at \$10.75 square foot gross plus all utilities.

Call Mike Struna or Chris Cosio today to discuss your needs and tour the property at 203-798-9345.

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30467301>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Town of Bethel
Tax ID/APN: 09 23 150-06
Zoning: IP

Building Name: 13 Francis Clarke Circle
Gross Building Area: 90,410 SF
Building/Unit Size (RSF): 90,410 SF

Usable Size (USF): 25,000 SF
Land Area: 9.20 Acres

Industrial Type Cold Storage, Flex Space, Food Processing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Research & Development, Self Storage, Truck Terminal, Warehouse/Distribution, General

Available Space

Suite/Unit Number:	Warehouse	Lease Term (Months):	60 Months
Space Available:	25,000 SF	Lease Rate:	\$10.75 PSF (Annual)
Minimum Divisible:	25,000 SF	Lease Type:	Modified Gross
Maximum Contiguous:	25,000 SF	Rent Escalators:	Step-Up Lease
Space Subcategory 1:	Warehouse/Distribution	Rent Escalators Description:	3% per year
Space Subcategory 2:	Industrial-Business Park	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	240
Date Available:	01/01/2020	Ceiling Height:	22

Space Description This building is located in the "Clarke Business Park". The property is in an environment which provides tenants a very peaceful setting with walking trails, hiking, biking, and jogging. The property is located 4.5 miles from Exit 5 of I-84 and is convenient to Bethel, Danbury, Redding, Easton, Weston, Wilton, Brookfield, Newtown and Ridgefield. This fantastic space is new to the market and located in the Clarke Business Park in Bethel CT. "IP" Industrial Park is the current zoning designation on a total of 9.2 acres. There are 11,200 s.f. of high bay industrial space. The space is fully air conditioned and fully sprinklered and ceilings heights up to 22'. Column spacing's is 22' X 60' and 24' X 24'. The property could be again suited for many uses such as a sports training facility, volleyball academy, location for soccer or lacrosse leagues, basketball courts and competitions, indoor tennis or pickle ball courts, gymnastics academy or any other recreational use that requires playing fields 60' wide with no columns. If your need is for warehouse space, the current space could be suited for car storage, warehousing and distribution, or light manufacturing, or a moving and storage facility. The building has 240 car parking. Utilities include a 4" sprinkler line, 8" fire line, 1" water line, Eversource Gas and Electric, Town of Bethel Water and Sewer, AT & T phone, and Comcast cable. The space is being offered for lease with 5-10-year lease terms. 2 months security subject to financial review. This great opportunity is being offered for lease at \$10.75 square foot gross plus all utilities. Call Mike Struna or Chris Cosio today to discuss your needs and tour the property at 203-798-9345.

Area & Location

Market Type:	Medium	Airports:	Danbury Municipal
Side of Street:	North	Site Description:	9.2 acres level property
Road Type:	Paved, 2-Track, Private	Area Description:	Clark Business Park (Previously called Francis Clarke Industrial Park)
Transportation:	Bus, Highway, Taxi		
Highway Access:	CT Route 53		

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Parking Description:	Surface parking
Number of Stories:	1	Total Parking Spaces:	240
Property Condition:	Excellent	Column Spacing:	24' x 60'
Year Built:	1988	Sprinklers:	Wet
Year Renovated:	2013	Heat Type:	Electricity, Natural Gas
Roof Type:	Folded Plate	Heat Source:	Ceiling Units
Construction/Siding:	Panelized, Steel Frame	Air Conditioning:	Package Unit
Exterior Description:	Metal skin, lots of windows. configuration of 1 dock and 4 drive in doors.	Lighting:	Fluorescent
		Internet Access:	Cable, DSL

Land Related

Zoning Description:	IP - Clarke Business Park
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	13 Francis Clark Circle, Bethel, CT 06801
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



Property Images



13 Francis Clarke Park - Bethel



Reception Area



Entrance



Concession Stand



Office or Party Room



Full HVAC



Large Open Warehouse Space



Loading Dock



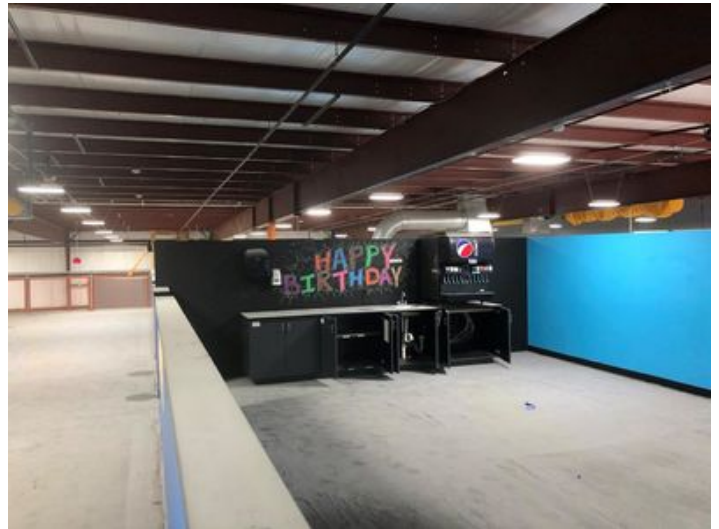
High Ceilings



Open Warehouse



Stairs to Mezzanine



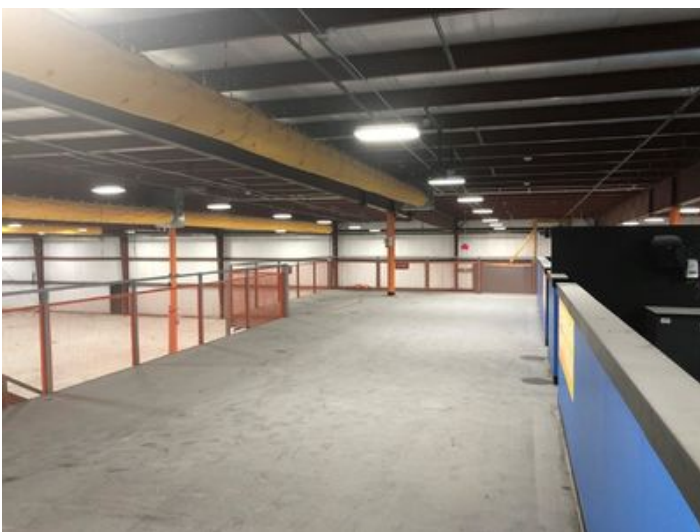
Party Room



Additional Mezzanine Space



View From Mezzanine



Mezzanine Area



Plenty of Bathrooms



Men's Bathroom

Property Contacts



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