

FOR LEASE // 32 HENRY STREET, BETHEL CT



PROPERTY DESCRIPTION

2,500 Sq Ft warehouse at Shepard's Industrial Park. Unit has 18' ceilings and two 16' drive in doors. Ideal for storage, warehouse, assembly or manufacturing. Along with, 2,000 Sq Ft of office or Flex Space. Unit has 10' UPS Dock and 12' ceilings. Units can be taken together or separate.

PROPERTY HIGHLIGHTS

- Propane Heat
- 18' Ceilings in Warehouse
- Two 16' Drive in Doors in Warehouse
- 12' Ceiling in Office/Flex Space
- 10' UPS Dock in Office/ Flex
- City Water and Sewer
- Bathroom Or Office Possible
- Multiple Sizes Available
- Outside Storage Available

OFFERING SUMMARY

Lease Rate:	\$14 PSF Gross + Util
Available SF:	2,000 SF Office/Flex
Available SF:	2,500 SF Warehouse
Available SF:	4,500 SF Combined

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,605	39,455
Total Population	4,965	40,730	105,664
Average HH Income	\$80,876	\$81,581	\$86,239



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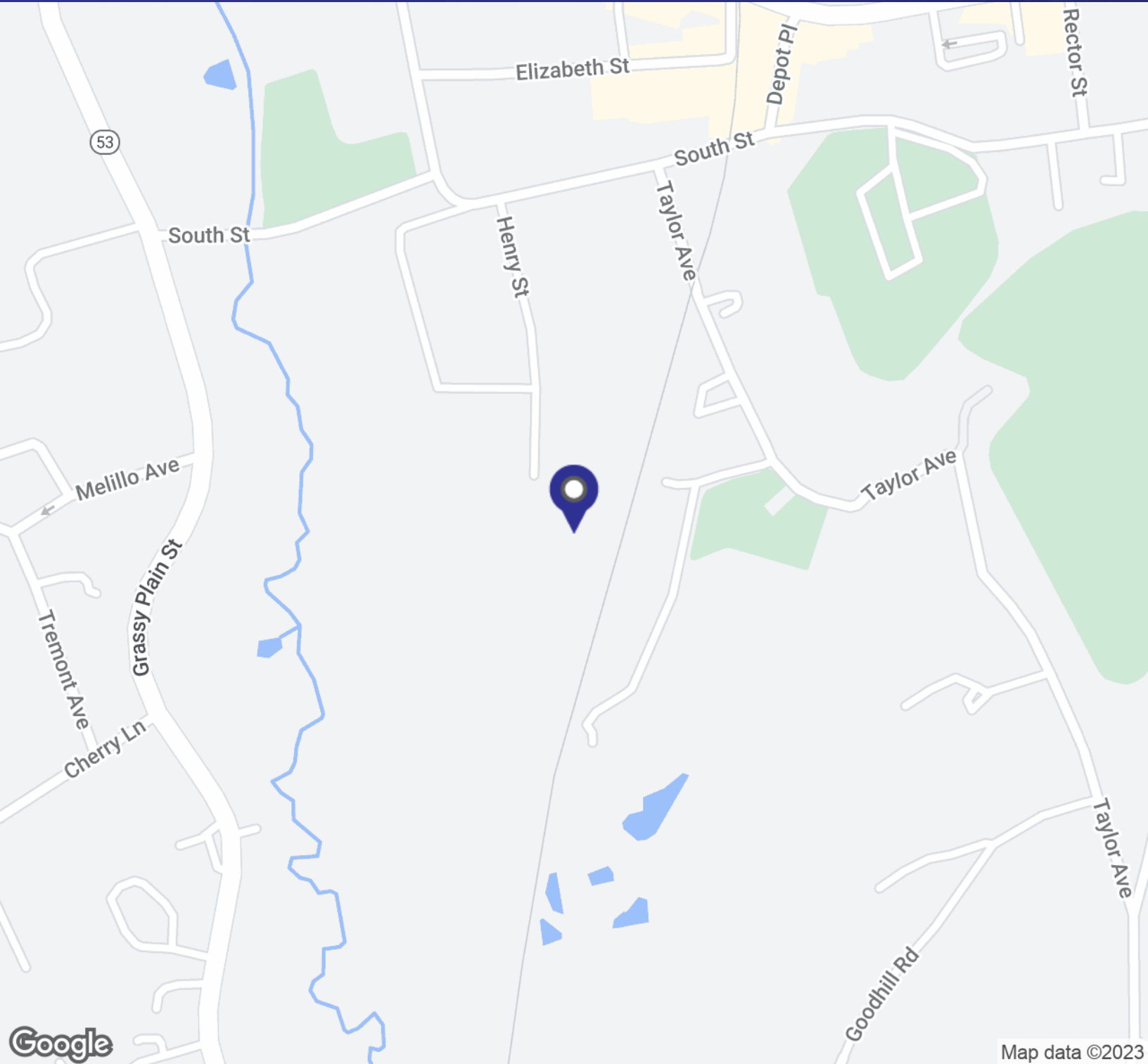
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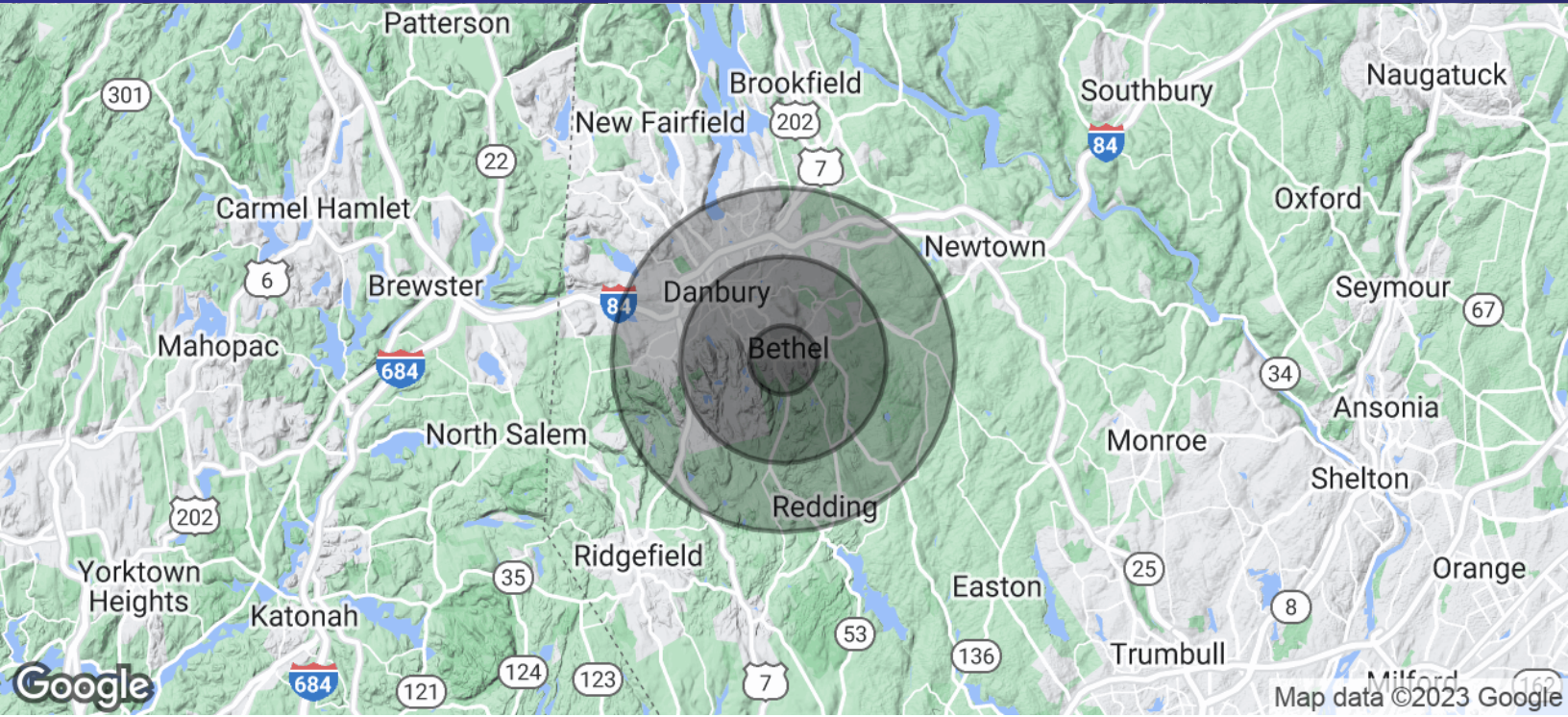
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,965	40,730	105,664
Average Age	37.9	36.8	37.5
Average Age (Male)	36.5	35.3	36.5
Average Age (Female)	38.9	38.2	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,605	39,455
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$80,876	\$81,581	\$86,239
Average House Value	\$508,064	\$384,804	\$381,667

* Demographic data derived from 2020 ACS - US Census



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