



FOR LEASE

170,535 SF INDUSTRIAL SPACE

549 CEDAR STREET | NEWINGTON, CT 06111



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for Beacon Industries, is pleased to present 549 Cedar Street, Newington CT for lease. This 342,358 square foot industrial facility sits on 37.7 acres of industrial zoned land and has 170,535 square feet available for lease. Multiple subdivisions, as small as 10,000 square feet, are available.

PROPERTY HIGHLIGHTS

- Just minutes from Route 9 and I-84
- Multiple bridge cranes
- Multiple loading docks
- Large outdoor area

OFFERING SUMMARY

Lease Rate:	\$2.95 SF/yr (NNN)
Available SF:	10,000 - 170,535 SF
Lot Size:	37.7 Acres
Building Size:	342,358 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,561	38,503	96,461
Total Population	7,038	96,723	241,282
Average HH Income	\$79,139	\$63,696	\$70,875

NICHOLAS PINTO
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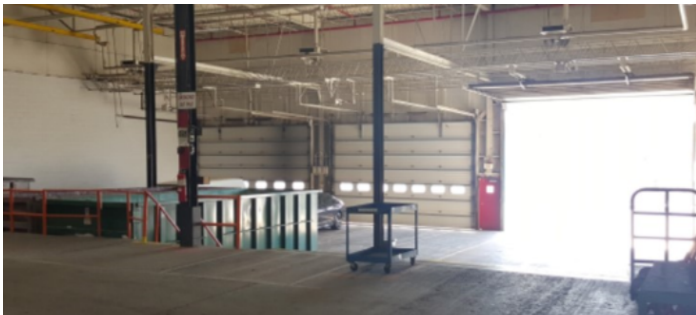
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\$2.95 NNN

BUILDING SPECIFICATIONS

Building Size	342,358 SF
Office Space	32,984 SF
Warehouse	137,551 SF
Ceiling Height	24 ft
Docks	4
Drives	2
Roof	Steel deck, foam membrane
Column Spacing	38' 8" x 15'/varies
Year Built	1958
Year Last Renovated	1991
Drives	2

MECHANICAL/UTILITIES

Power	2,000 amp, 120/208/480 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED and fluorescent
Sprinklers	Wet
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	37.7 Acres
Rail	N/A
Zoning	I

TAXES

Tax PSF	\$0.21 SF
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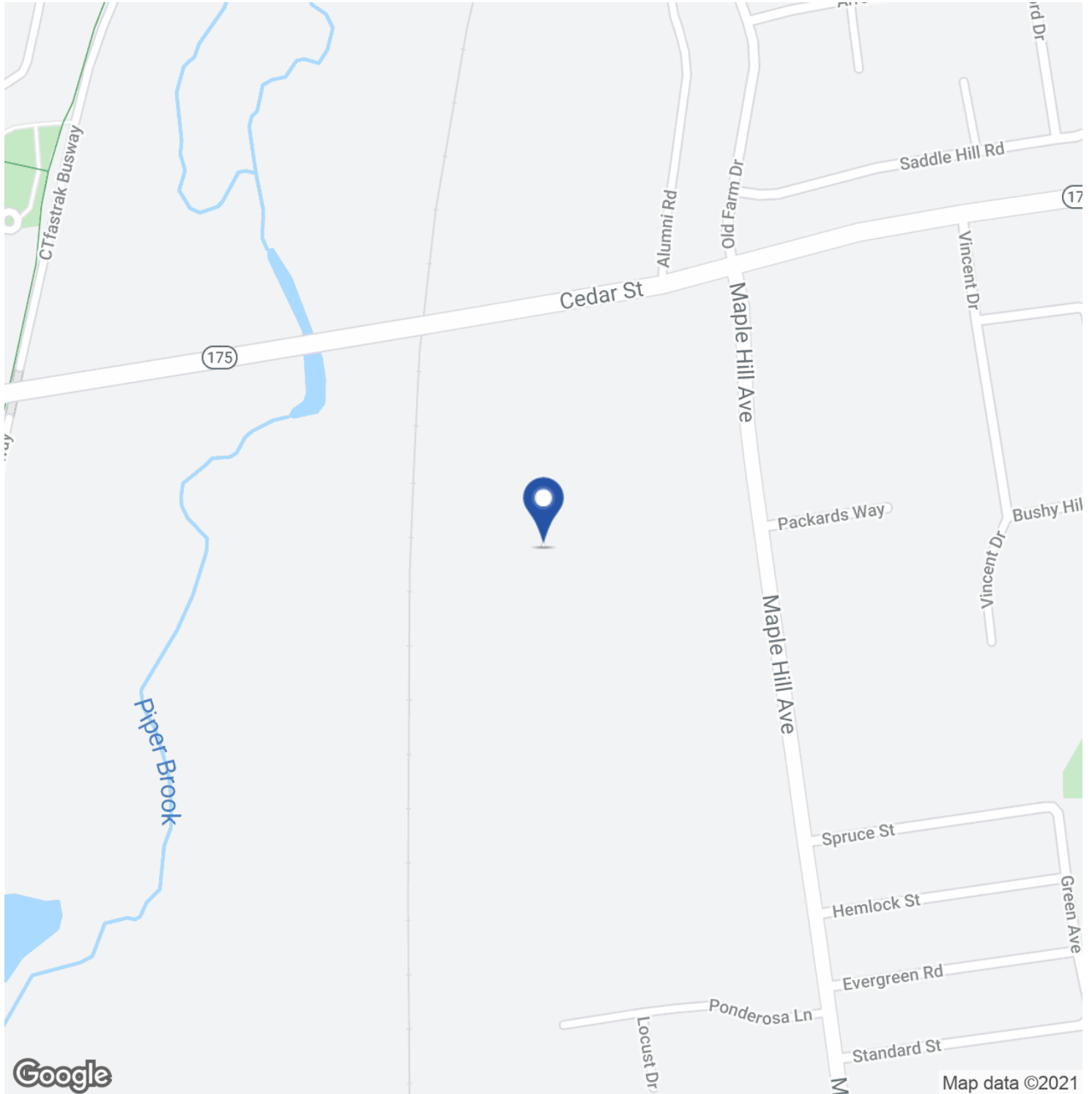
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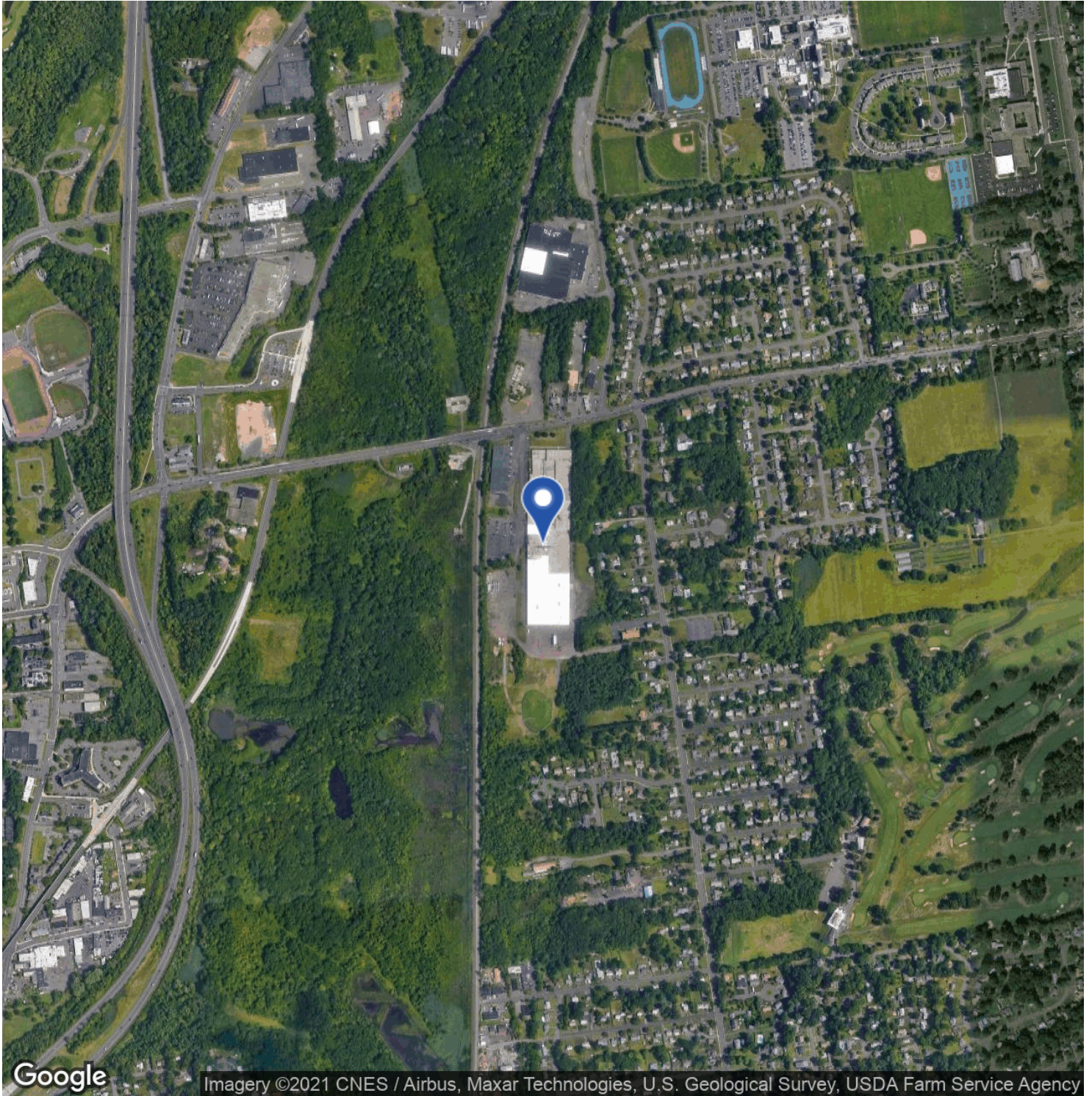
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Google

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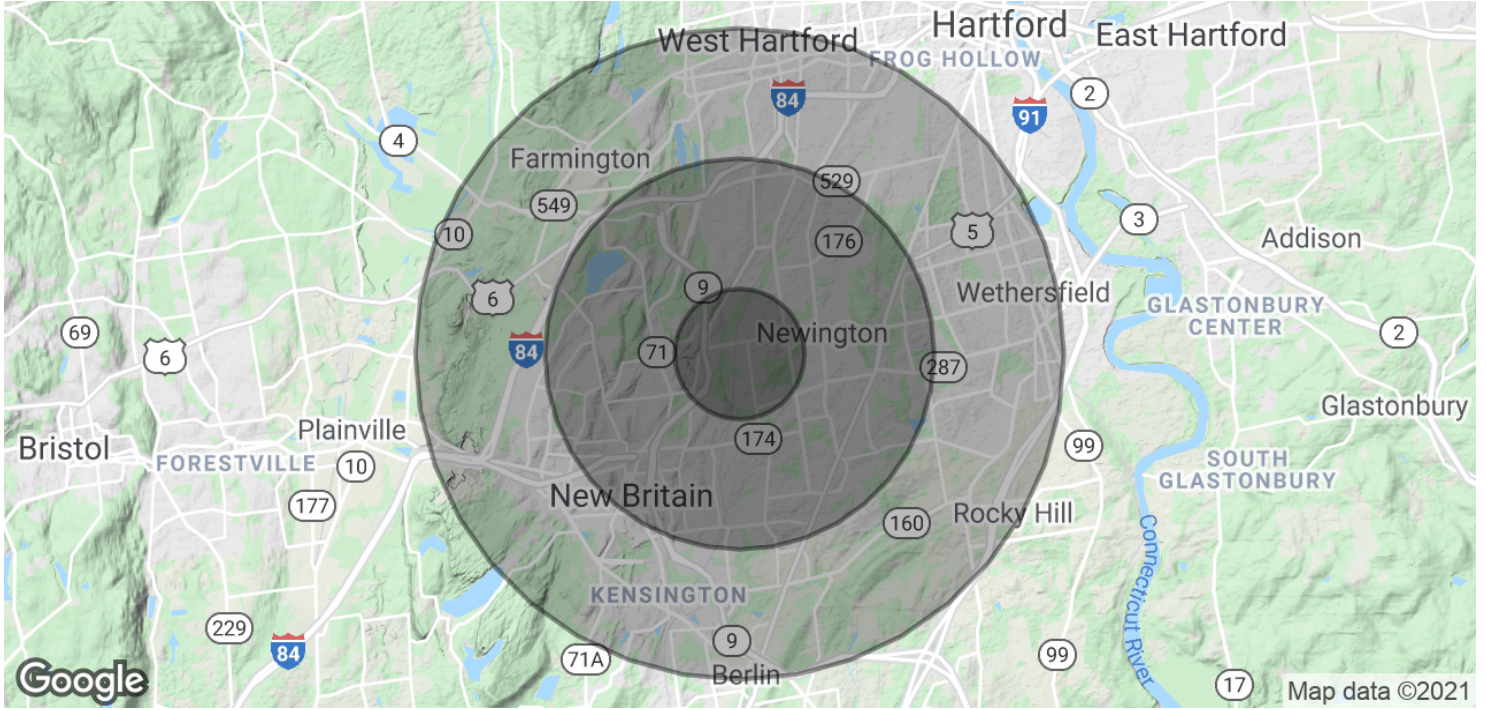
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,038	96,723	241,282
Average age	40.0	38.0	39.0
Average age (Male)	37.0	36.2	37.1
Average age (Female)	42.8	39.6	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,561	38,503	96,461
# of persons per HH	2.7	2.5	2.5
Average HH income	\$79,139	\$63,696	\$70,875
Average house value		\$255,346	\$288,179

* Demographic data derived from 2010 US Census

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