



**Look to Beacon Falls when  
your business needs room to grow.**

**AVAILABLE COMMERCIAL REAL ESTATE**

Town of Beacon Falls, Connecticut

[beaconfalls-ct.org](http://beaconfalls-ct.org)

THE PLACE TO BE FOR YOUR BUSINESS

# BEACON FALLS, CONNECTICUT

The Town of Beacon Falls invites you to preview local commercial real estate opportunities that are available and developer-ready.

We have created this investment document for you which includes pre-screened properties with current details so you and your team can find the right investment and fit. After reviewing, Beacon Falls' Economic Development Coordinator, Sadie Colcord, is ready to assist you with any questions. Please contact her at (203) 217-4358 or email her at [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com) to get started.

**Thank you for investing in Beacon Falls and being a partner in its economic future.**

## WELCOME TO BEACON FALLS

Beacon Falls is home to nationally-renowned companies and small, family-owned businesses alike. Firms of all different sizes and stages in the business cycle are integrated into the fabric of the community, as customer service to residents is equally as important as customer service to businesses. Beacon Falls aims to grow its workforce, support its businesses, and maintain its quality of life for residents.

The forward-thinking, business-friendly culture of local government is one of many reasons Beacon Falls would make an excellent location for your next business investment. Be sure to find out if our tax incentive program may be relevant for your business expansion or relocation.



## A PRIME LOCATION

Beacon Falls is centrally located between Waterbury and Bridgeport along Route 8. To the north, Interstate-84 is accessible within only a 10-minute drive; to the south, Interstate-95 is also nearby via a 20-minute drive; and New York City can be reached within 90 minutes.

The MetroNorth train station, located in the heart of downtown, offers convenient transportation to Bridgeport, New Haven, New York, and beyond – along with ferry access to Long Island.

Additionally, Beacon Falls is conveniently situated between Bradley Airport in Windsor Locks and New York City's airports, so there are numerous options for air travel.

## AN ABUNDANT AND SKILLED WORKFORCE

Because of its central location within Connecticut, Beacon Falls is surrounded by a ready and eager workforce in the nearby towns and cities. Connecticut is home to nearly 200,000 students from 40 institutions of higher education.

Accordingly, Beacon Falls' residents are well-educated, with 31% holding a bachelor's degree or higher, and technically-trained, with 16% of the town's workforce employed in manufacturing.

Top industries in Beacon Falls include construction, manufacturing, and wholesale trade. The town's industrial past has translated well to the workforce and production demands of the present.

## AN EXCELLENT QUALITY OF LIFE

When making a business investment in Beacon Falls, you can be sure that your workforce will live in a thriving and active community. The town is home to trendy mill-style apartments, large homes on sprawling lots, and everything in between.

The Naugatuck River and Naugatuck State Forest offer exciting outdoor recreational opportunities, and the town's industrial history gives way to fascinating cultural amenities.

## A VARIETY OF REAL ESTATE OPTIONS

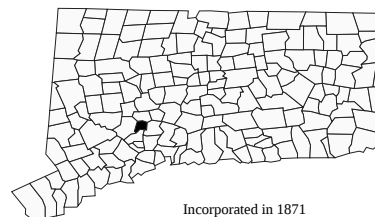
Beacon Falls has an inventory of commercial, industrial, and retail spaces available that range from existing buildings to "ready to build" sites. The town is home to two industrial parks and a downtown strip with public utilities available as well as plenty of open space zoned for commercial and industrial activity.

# Beacon Falls, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

**Town Hall**  
10 Maple Avenue  
Beacon Falls, CT 06403  
(203) 729-4340

*Belongs To*  
New Haven County  
LMA Waterbury  
Naugatuck Valley Planning Area



Incorporated in 1871

## Demographics

Population				Race/Ethnicity (2011-2015)										
	Town	County	State		Town	County	State							
2000	5,246	824,008	3,405,565	White Alone, Non-Hispanic	5,603	563,977	2,487,119							
2010	6,049	862,477	3,574,097	Black Alone, Non-Hispanic	78	110,719	370,501							
2011-2015	6,069	862,224	3,593,222	Asian	32	33,587	150,670							
2020	6,420	898,514	3,604,591	Native American	0	1,785	8,908							
'15 - '20 Growth / Yr	1.1%	0.8%	0.1%	Other/Multi-Race	50	69,215	283,800							
				Hispanic (Any Race)	324	141,282	526,508							
	Town	County	State	Poverty Rate (2011-2015)										
Land Area (sq. miles)	10	605	4,842		Town	County	State							
Pop./Sq. Mile (2011-2015)	628	1,426	742		4.1%	13.0%	10.5%							
Median Age (2011-2015)	43	40	40	Educational Attainment (2011-2015)										
Households (2011-2015)	2,370	326,028	1,352,583		Town	County	State							
Med. HH Inc. (2011-2015)	\$83,155	\$61,640	\$70,331	High School Graduate	1,433	34%	673,973	27%						
				Associates Degree	341	8%	183,289	7%						
				Bachelors or Higher	1,309	31%	925,607	38%						
Age Distribution (2011-2015)														
	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	104	2%	930	15%	800	13%	1,366	23%	2,045	34%	824	14%	6,069	100%
County	46,057	5%	103,421	12%	121,658	14%	218,390	25%	241,236	28%	131,462	15%	862,224	100%
State	191,445	5%	446,058	12%	492,864	14%	885,518	25%	1,035,059	29%	542,278	15%	3,593,222	100%

## Economics

Business Profile (2015)			Top Five Grand List (2013)		
Sector	Units	Employment			Amount
Total - All Industries	129	912	Two North Main LLC		\$11,133,280
23 - Construction	22	179	Connecticut Light & Power		\$9,452,330
31-33 - Manufacturing	14	134	AM Alexandria LLC		\$4,435,050
42 - Wholesale Trade	22	171	Murtha Enterprises Inc.		\$3,429,730
44-45 - Retail Trade	8	19	Aquarion Water Co of CT		\$2,593,510
Total Government	17	277	Net Grand List (SFY 2014-2015)		\$475,004,584
			Major Employers (2016)		
			NEJ, Inc	DiGiorgio Roofing & Siding	
			Thule	NORDCO	
			Magna Steel		

## Education

2016-2017 School Year			Smarter Balanced Test Percent Above Goal (2015-2016)						
	Grades	Enrollment	Grade 3		Grade 4		Grade 8		
			Town	State	Town	State	Town	State	
Regional School District 16	PK-12	2,211	Math	79.9%	52.8%	64.5%	47.9%	41.6%	40.3%
			ELA	75.3%	53.9%	73.5%	55.5%	58.5%	55.5%
Pre-K Enrollment (PSIS)			Rate of Chronic Absenteeism (2015-2016)						
		2016-2017	Connecticut		Regional School District 16		All		
Regional School District 16		51					9.6%		
4-Year Cohort Graduation Rate (2014-2015)			Regional School District 16						
	All	Female					7.2%		
Connecticut	87.2%	90.1%							
Regional School District 16	94.6%	95.0%							

# Beacon Falls, Connecticut

## CERC Town Profile 2017



Connecticut  
Economic  
Resource Center

### Government

Government Form: Selectman - Town Meeting

Total Revenue (2015)	\$20,924,327	Total Expenditures (2015)	\$20,837,294	Annual Debt Service (2015)	\$613,546
Tax Revenue	\$15,752,349	Education	\$14,614,288	As % of Expenditures	2.9%
Non-tax Revenue	\$5,171,978	Other	\$6,223,006	Eq. Net Grand List (2015)	\$629,447,447
Intergovernmental	\$4,574,430	Total Indebtedness (2015)	\$18,303,642	Per Capita	\$103,511
Per Capita Tax (2015)	\$2,526	As % of Expenditures	87.8%	As % of State Average	69.8%
As % of State Average	90.5%	Per Capita	\$3,010	Moody's Bond Rating (2015)	-
		As % of State Average	123.9%	Actual Mill Rate (2015)	32.50
				Equalized Mill Rate (2015)	24.40
				% of Net Grand List Com/Ind (2015)	9.4%

### Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	2,623	362,351	1,491,786
% Single Unit (2011-2015)	58.6%	53.5%	59.2%
New Permits Auth (2015)	21	1,161	6,077
As % Existing Units	0.8%	0.3%	0.4%
Demolitions (2015)	0	184	1,230
Home Sales (2013)	69	5,858	26,310
Median Price	\$233,000	\$245,200	\$270,500
Built Pre-1950 share	21.7%	33.2%	29.3%
Owner Occupied Dwellings	1,981	204,886	906,227
As % Total Dwellings	83.6%	62.8%	67.0%
Subsidized Housing (2015)	41	46,311	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	13	1,128	3,417
\$100,000-\$199,999	15	2,047	7,522
\$200,000-\$299,999	18	1,418	6,031
\$300,000-\$399,999	23	730	3,380
\$400,000 or More	0	535	5,960

### Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	3,432	455,240	1,890,506
Employed	3,255	426,888	1,782,269
Unemployed	177	28,352	108,237
Unemployment Rate	5.2%	6.2%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:		
Waterbury, CT	114	Waterbury, CT	245
Beacon Falls, CT	111	Shelton, CT	184
Naugatuck, CT	60	New Haven, CT	160
Prospect, CT	60	Stratford, CT	154
Seymour, CT	28	Seymour, CT	125
Watertown, CT	25	Beacon Falls, CT	111
Ansonia, CT	23	Milford, CT	107

Place of Work (2015)

	Town	County	State
Units	129	23,433	116,246
Total Employment	912	359,962	1,662,822
2012-'15 AAGR	116.3%	93.6%	100.0%
Mfg Employment	134	30,410	79,612

### Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	1,193	2,167

Distance to Major Cities

	Miles
Hartford	30
New York City	71
Providence	89
Boston	122
Montreal	285

Library (2016)

	Town
Circulation per Capita	4.51
Internet Use per Visit	0.20

Residential Utilities

<b>Electric Provider</b>
Eversource Energy (800) 286-2000
<b>Gas Provider</b>
Eversource Energy (800) 989-0900
<b>Water Provider</b>
Connecticut Water Company (800) 286-5700
<b>Cable Provider</b>
Comcast Seymour (800) 266-2278

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	10

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	167

## LOOKING TO BUILD IN BEACON FALLS?

# HERE'S WHERE TO START

### STEP ONE

Visit the Economic Development Coordinator, who will verify that your project is ready to proceed through the land use regulatory process. One and two-family residential units are exempt from this step. Contact: Economic Development Coordinator – (203) 217-4358

### STEP TWO

Visit the Tax Assessor, who will verify the address, owner, and map block and lot of the property. Contact: Tax Assessor – (203) 723-5253

### STEP THREE

Visit the Tax Collector, who will verify that all taxes are paid on the property. Contact: Tax Collector – (203) 723-5244

### STEP FOUR

If the property will be connected to the public sewer system, contact the Water Pollution Control Authority (WPCA) for approval of a municipal sanitary sewer connection.

If the property will be connected to its own septic system and/or water well, contact the Naugatuck Valley Health District for approval of an on-site septic designed system and water well location. A septic installation permit will then be issued for new construction of a septic system or water well. If the site is located in an area with public water, contact Aquarion Water Company to create a new connection and begin service. Contact: Chairman of the Water Pollution Control Authority – (203) 729-4340; Contact: Naugatuck Valley Health District – (203) 881-3255 ; Contact: Aquarion Water Company – (203) 445-7310

### STEP FIVE

Visit the Wetlands Enforcement Officer with a site plan showing existing and proposed site conditions in addition to a detailed storm water management plan and sediment and erosion control plans. If construction is more than 100 feet from any wetlands and/or watercourses, a permit may be issued by the Officer.

If work is proposed within 100 feet of any wetlands and/or watercourses, the application form and copies of the plans must be submitted to the Inland Wetlands and Watercourses Commission where the matter will be discussed at the Commission's next meeting. Contact: Wetlands Enforcement Officer – (203) 729-4216 ext. 3 or (203) 841-9667

## **STEP SIX**

If you intend to construct a new driveway or road opening, visit the Road Foreman with site plans, who will verify that this construction will not impede any public right of ways or create other traffic hazards. A driveway permit and/or road opening permit will then be issued. Contact: Road Foreman – (203) 729-6978

## **STEP SEVEN**

Visit the Zoning Enforcement Officer with site plans, who will verify that the proposed use and building plans for the project match the zoned use and construction requirements according to the Town's zoning regulations. If the project is not in compliance with these regulations or is located in a special permitting district, a special permit is required. If a special permit is needed, submit the plans to the Planning and Zoning Commission, which will approve or deny the application. A zoning permit will then be issued. Contact: Zoning Enforcement Officer – (203) 729-4216 ext. 2

## **STEP EIGHT**

Contact the Fire Chief, who will notify the Beacon Falls Fire Department about the presence of the project. Contact: Fire Chief – (203) 729-1470

## **STEP NINE**

Visit the Fire Marshal with site plans, who will verify that the project conforms to Connecticut State Fire Code. One- and two-family residential units are exempt from this step. Contact: Fire Marshal – (203) 729-3313

## **STEP TEN**

Visit the building Official with site plans and building plans, who will verify that the project conforms to Connecticut State Building Code. A building permit will then be issued, and construction may begin. Contact: Building Official – (203) 729-4216

## **ONGOING**

Throughout the construction process, the Wetlands Enforcement Officer, the Zoning Enforcement Officer, the Building Official, and the Health Inspector reserve the right to inspect the site to ensure that all procedures are in compliance with their respective regulations.

## **AT PROJECT COMPLETION**

After the project has been completed to the satisfaction of the Town, a Certificate of Occupancy will be issued by the Building Official.



## PROPERTY DESCRIPTION

Used auto dealership. \$1,800/month includes gas and electric. One overhead door/ garage - 22' wide x 253' deep. Office, bathroom, up to 30 cars parking in lot, central air.

## BUILDING DETAILS

**TOTAL SF:** 781 SF

**FLOORS:** 2

**CONTIGUOUS SF:** 781 SF

**OFFICE SPACE:** n/a

**MIN SIZE:** 781 SF

**MAX SIZE:** 781 SF

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

9,300 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** n/a

**ZONING:** Business

## ASSETS

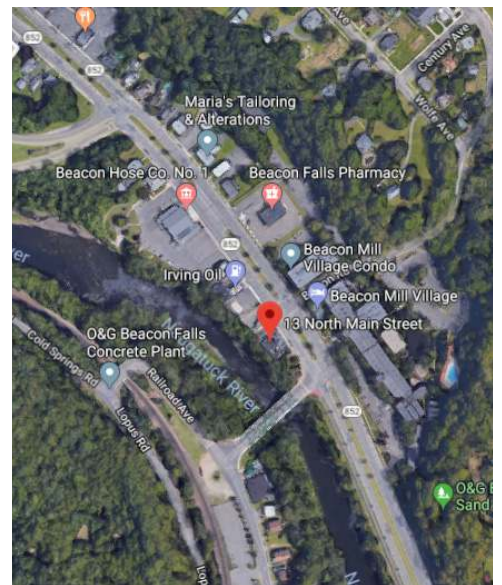
**ENTERPRISE ZONE:** No

**TRANSIT ORIENTED DEVELOPMENT:** No

## AVAILABILITY

**LEASE RATE:** \$1,800.00 / mo

**FOR SALE:** No



## CONTACT

**COMPANY:** Levey Miller Maretz

**CONTACT NAME:** Jack Gregory

**PHONE:** 203-389-5377

**EMAIL:** [jack@lmmre.com](mailto:jack@lmmre.com)





## PROPERTY DESCRIPTION

Prime office/retail space on Main Street in Beacon Falls. All public utilities available. Visible from the Route 8 Exit 24 ramp.

## BUILDING DETAILS

**TOTAL SF:** 1,600 SF  
**FLOORS:** 1  
**CONTIGUOUS SF:** 1,600  
**OFFICE SPACE:** 1,600 SF  
**MIN SIZE:** 1,600 SF  
**MAX SIZE:** 1,600 SF

## UTILITIES

**ELECTRIC:** Yes  
**SEWER:** Yes  
**WATER:** Yes

## TRAFFIC COUNT

9,300 vehicles per day

## SITE DETAILS

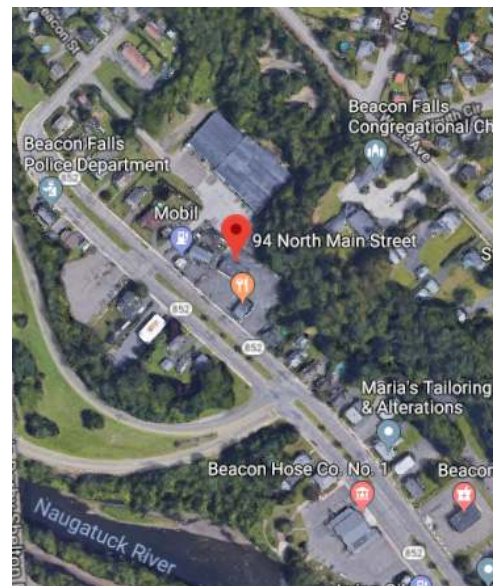
**DISTANCE TO INTERSTATE:** .25 miles  
**ZONING:** Business

## ASSETS

**ENTERPRISE ZONE:** Yes  
**TRANSIT ORIENTED DEVELOPMENT:** No

## AVAILABILITY

**LEASE RATE:** Call for rates  
**FOR SALE:** No



## CONTACT

**COMPANY:** Town of Beacon Falls  
**CONTACT NAME:** Sadie Colcord  
**TITLE:** Economic Development Consultant  
**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

INDUSTRIAL / LIGHT MFG • 28,290 SF  
**104 NORTH MAIN STREET**



## PROPERTY DESCRIPTION

Freestanding manufacturing facility, 22,000 +/- SF available for lease; good power, newer roof, enterprise zone; 5.4 parcel allows for expansion.

## BUILDING DETAILS

**TOTAL SF:** 28,290 SF

**FLOORS:** 1

**CONTIGUOUS SF:** 2,000

**OFFICE SPACE:** 28,290 SF

**MIN SIZE:** 28,290 SF

**MAX SIZE:** 28,290 SF

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

9,300 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 5.4 acres

**ZONING:** Business

## ASSETS

**ENTERPRISE ZONE:** Yes

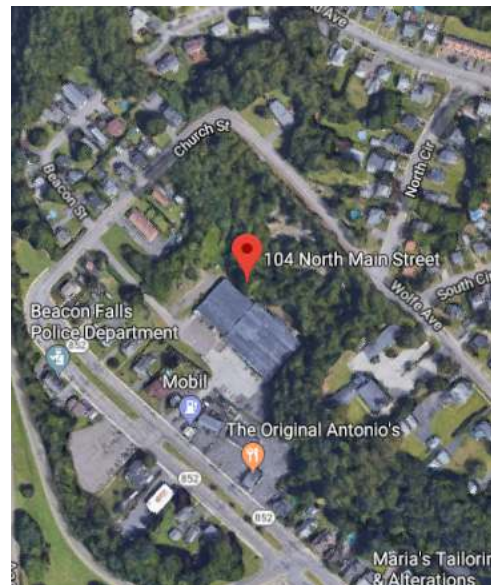
**TRANSIT ORIENTED DEVELOPMENT:** No

## AVAILABILITY

**LEASE RATE:** \$3.95 PSF NNN

**FOR SALE:** Yes

**SALE PRICE:** \$1,395,000



## CONTACT

**COMPANY:** Godin Property Brokers

**CONTACT NAME:** Ed Godin, Jr. SIOR

**PHONE:** 203-577-2277

**EMAIL:** [egodinpb@gmail.com](mailto:egodinpb@gmail.com)

TOWN-OWNED PARKING LOT • .65 ACRES  
**109 NORTH MAIN STREET**



## PROPERTY DESCRIPTION

Currently the site of a Town-owned parking lot, this property is primed for development in downtown Beacon Falls. The property is located less than a minute away from the Route 8 entrance/exit ramps along the town's Main Street commercial district. This is an ideal site for a retail, food service, office, or light industrial establishment.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial, Retail

**MIN SIZE:** .65 acres

**MAX SIZE:** .65 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## SITE DETAILS

**TOTAL ACRES:** .65

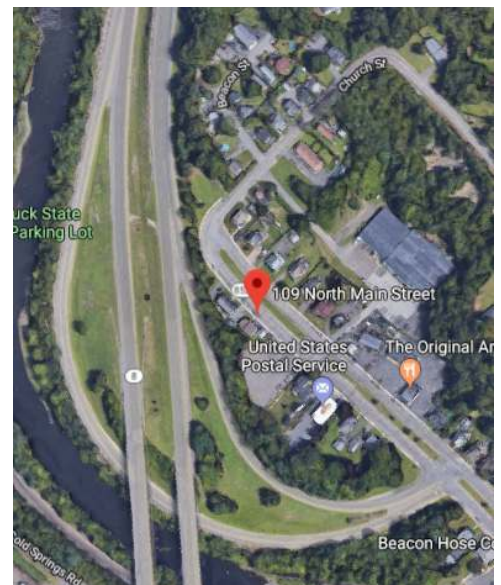
**ZONING:** Business

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes



## TRAFFIC COUNT

9,300 vehicles per day

## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

OFFICE / RETAIL • 2,000 SF  
**113 - 115 SOUTH MAIN STREET**



## PROPERTY DESCRIPTION

Two units of office / retail space currently available. Can be combined. Prime location along Main Street. Public utilities available.

## BUILDING DETAILS

**TOTAL SF:** 2,000 sf

**FLOORS:** 1

**CONTIGUOUS SF:** 2,000

**OFFICE SPACE:** 2,000 SF

**MIN SIZE:** 1,000 SF

**MAX SIZE:** 2,000 SF

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

1,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** .16

**ZONING:** Business

## ASSETS

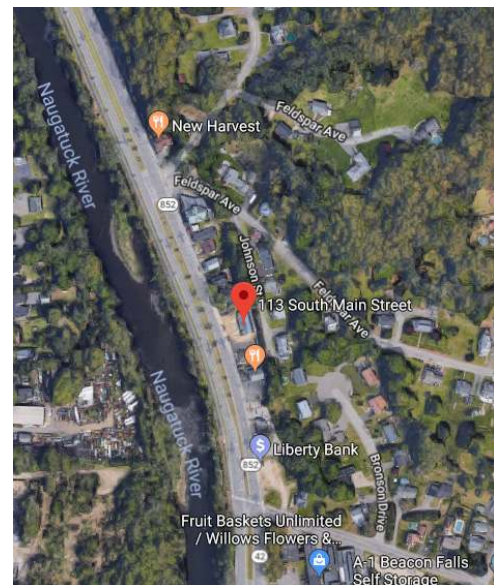
**ENTERPRISE ZONE:** Yes

**TRANSIT ORIENTED DEVELOPMENT:** Yes

## AVAILABILITY

**LEASE RATE:** \$1,200.00 / SF

**FOR SALE:** No



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)



## PROPERTY DESCRIPTION

Located just off Route 8 between Waterbury and Bridgeport, the Park has excellent access to Fairfield County and New York markets. The buildings are of tilt-up construction with ceilings to 24' clear and were designed to allow both cross-docking and use of rail spur at multiple buildings. The 340,000 square foot Park currently has approximately 200,000 sq ft of contiguous space available and subdivision options for spaces starting at 20,000 square feet.

## BUILDING DETAILS

**TOTAL SF:** 200,00SF  
**FLOORS:** 1  
**CONTIGUOUS SF:** 200,00 SF  
**OFFICE SPACE:** 15,000 SF  
**MIN SIZE:** 20,000 SF  
**MAX SIZE:** 200,000 SF

## UTILITIES

**ELECTRIC:** Yes  
**SEWER:** Yes  
**WATER:** Yes

## TRAFFIC COUNT

1,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** n/a  
**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes  
**TRANSIT ORIENTED DEVELOPMENT:** No

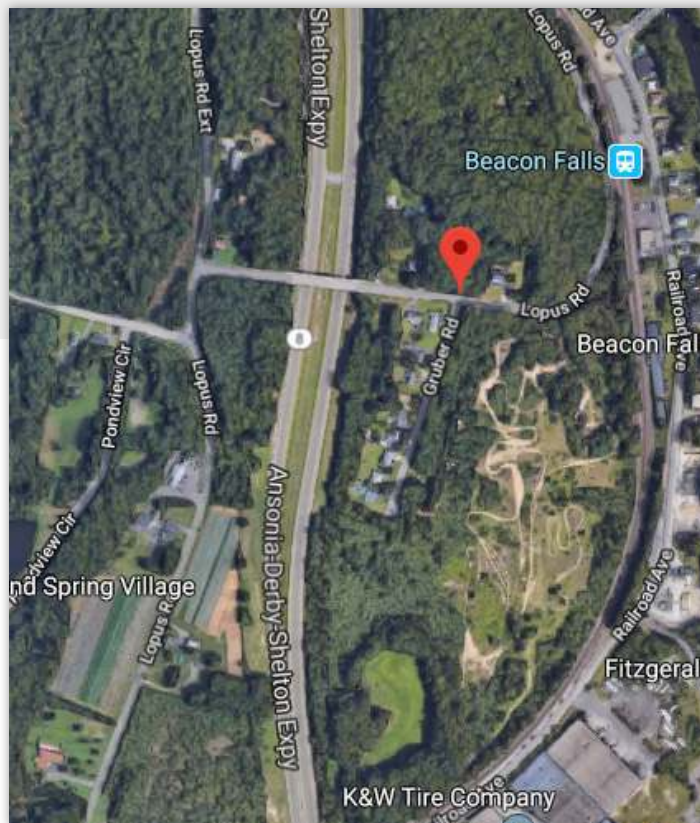
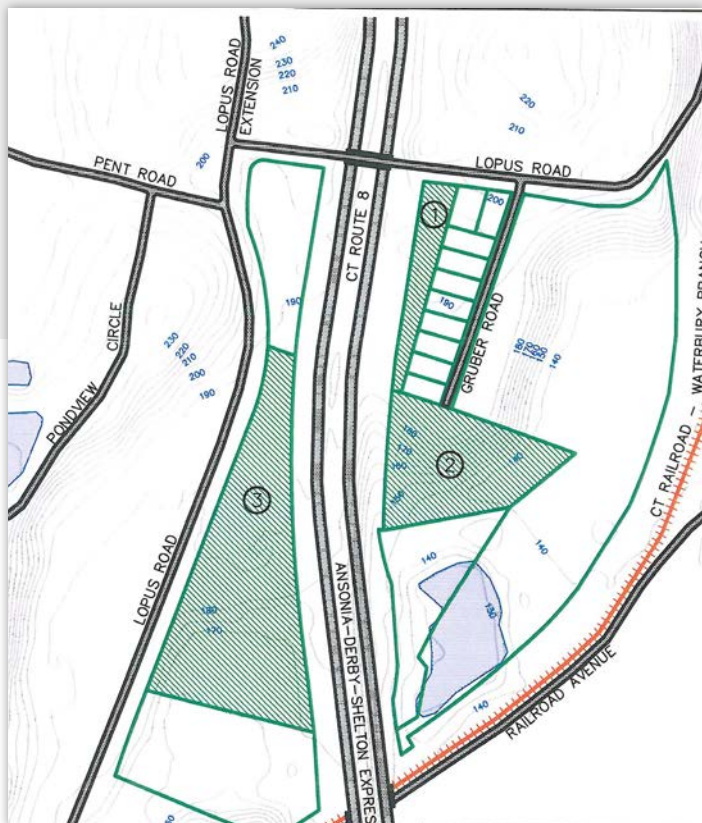
## AVAILABILITY

**LEASE RATE:** \$5.75 / SF  
**FOR SALE:** No



## CONTACT

**COMPANY:** Cushman & Wakefield of Connecticut, Inc.  
**CONTACT NAME:** Timothy D'Addabbo  
**PHONE:** 860-616-1434  
**EMAIL:** [timothy.d'addabbo@cushwake.com](mailto:timothy.d'addabbo@cushwake.com)



## PROPERTY DESCRIPTION

Prime locations in Murtha Industrial Park. Three parcels available - 1.23, 4.9, and 9.5 acres with highway visibility.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 1.23 acres

**MAX SIZE:** 9.5 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## SITE DETAILS

**TOTAL ACRES:**

**ZONING:** Industrial

## ASSETS

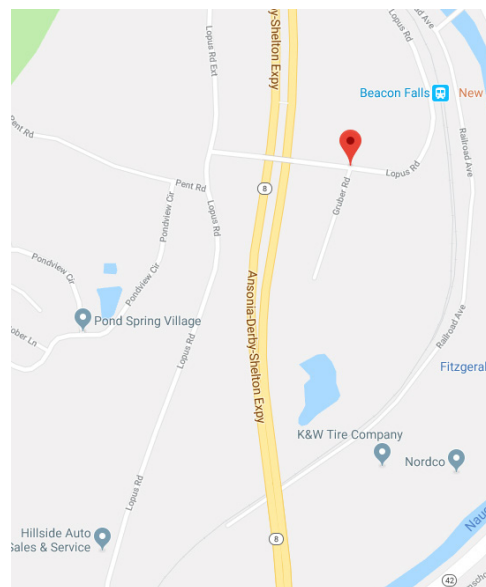
**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

## TRAFFIC COUNT

1,600 vehicles per day



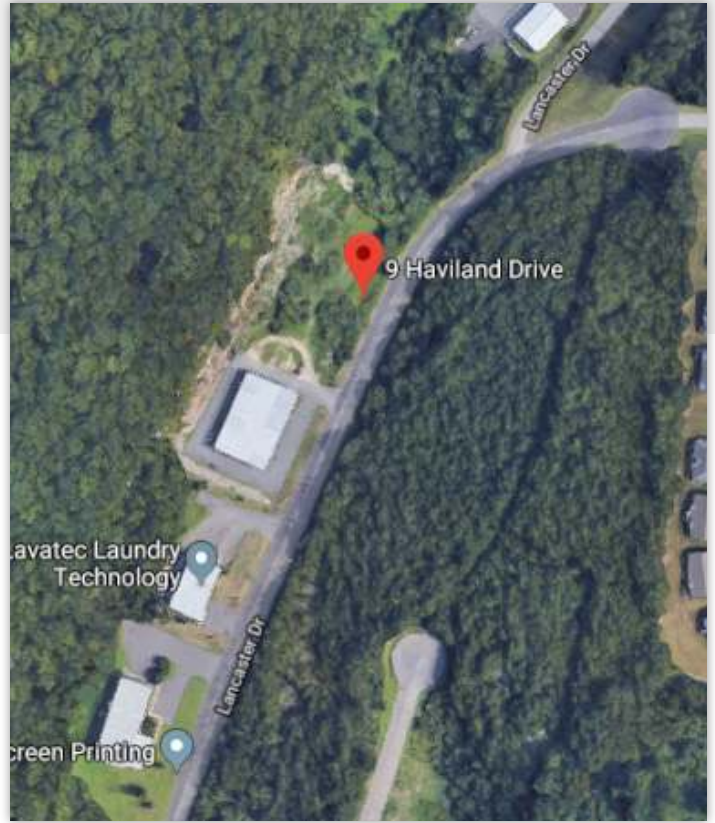
## CONTACT

**COMPANY:** Drubner Commercial

**CONTACT NAME:** David R. Theroux

**PHONE:** (203) 753-4116 x2

**EMAIL:** [theroux@drubner.com](mailto:theroux@drubner.com)



## PROPERTY DESCRIPTION

Prime location in Pinesbridge Industrial Park. Lot can be sold individually or as an assemblage with surrounding properties depending on user needs.

### PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 4.86 acres

**MAX SIZE:** 4.86 acres

### UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

### TRAFFIC COUNT

6,600 vehicles per day

### SITE DETAILS

**TOTAL ACRES:** 4.86

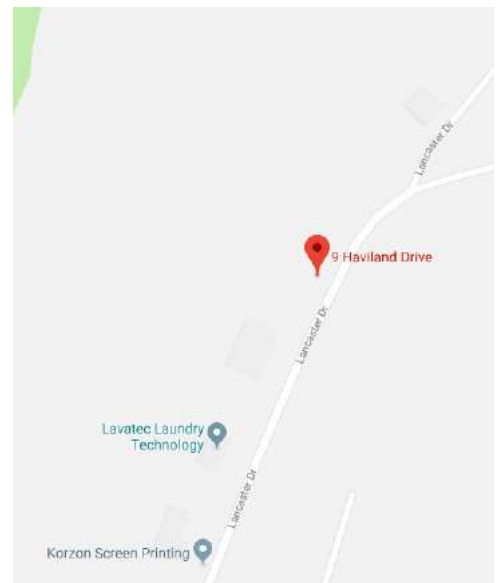
**ZONING:** Industrial

### ASSETS

**ENTERPRISE ZONE:** Yes

### AVAILABILITY

**FOR SALE:** Yes



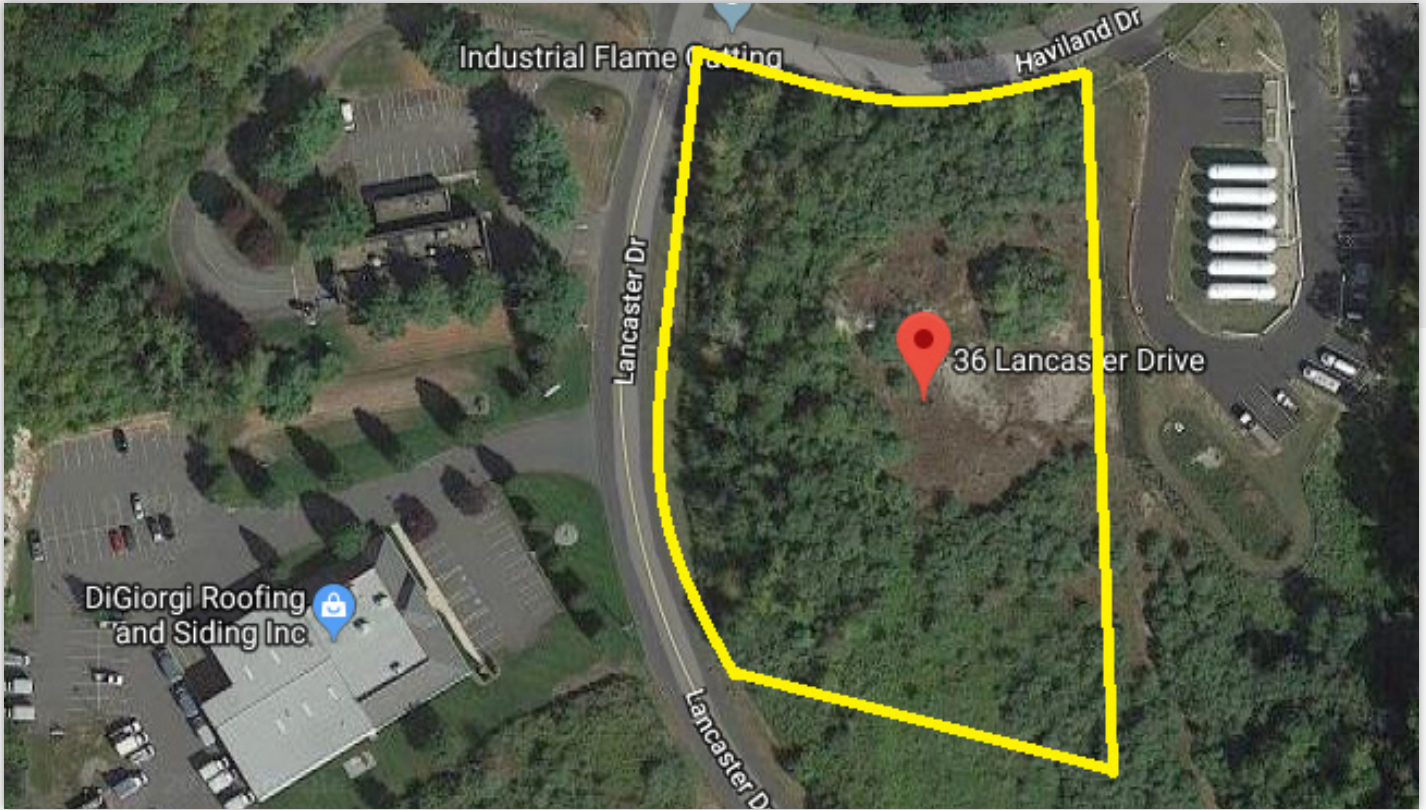
## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)



## PROPERTY DESCRIPTION

Prime location in the Pinesbridge Industrial Park. Minutes from Route 8.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 2.3 acres

**MAX SIZE:** 2.3 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 2.3

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)





## PROPERTY DESCRIPTION

Prime location in the Pinesbridge Industrial Park. Lot can be sold individually or as an assemblage with surrounding properties based on user needs.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 2.03 acres

**MAX SIZE:** 2.03 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 2.03

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)



## PROPERTY DESCRIPTION

Newer industrial building with 7 drive-in doors and bonus +/- 2,000 SF mezzanine storage area. Minutes from Route 8.

## BUILDING DETAILS

**TOTAL SF:** 5,200 SF  
**FLOORS:** 1  
**CONTIGUOUS SF:** 5,200  
**OFFICE SPACE:** 900 SF  
**MIN SIZE:** 5,200 SF  
**MAX SIZE:** 5,200 SF

## UTILITIES

**ELECTRIC:** Yes  
**SEWER:** Yes  
**WATER:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

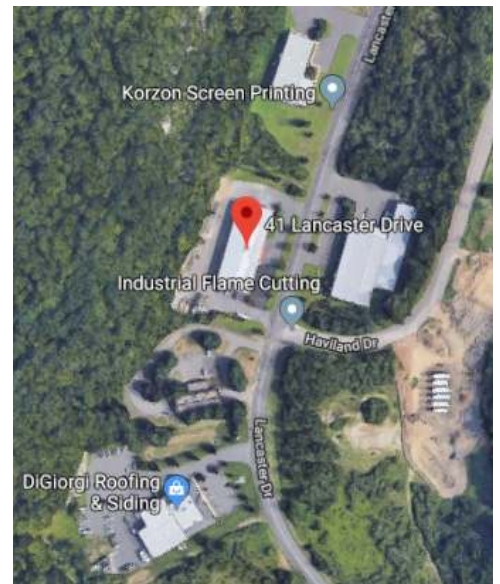
**TOTAL ACRES:** 0  
**ZONING:** Office, Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes  
**TRANSIT ORIENTED DEVELOPMENT:** No

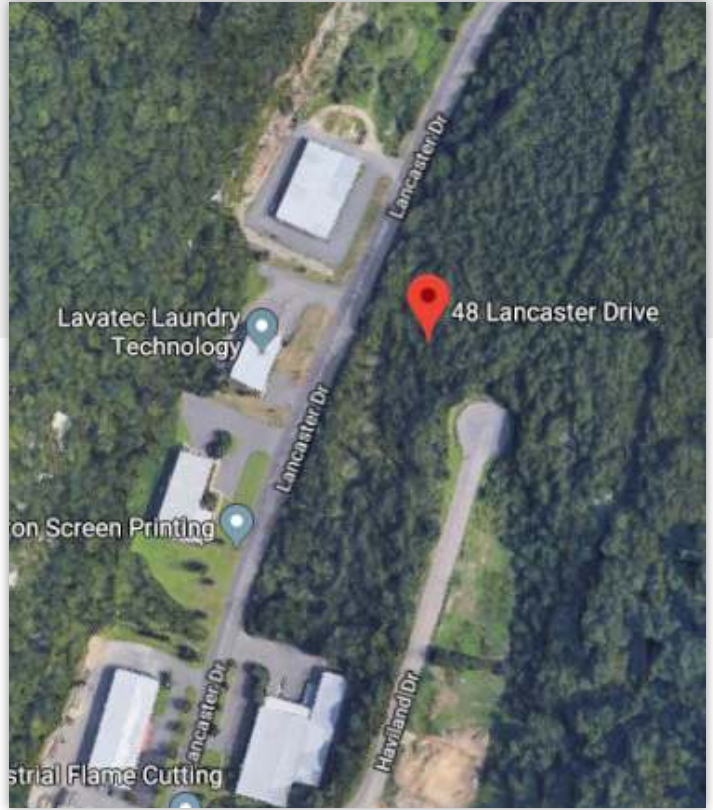
## AVAILABILITY

**LEASE RATE:** \$9.75 / SF  
**FOR SALE:** No



## CONTACT

**COMPANY:** Godin Property Brokers  
**CONTACT NAME:** Ed Godin, Jr., SIOR  
**PHONE:** (203) 577-2277  
**EMAIL:** [egodinpb@gmail.com](mailto:egodinpb@gmail.com)



## PROPERTY DESCRIPTION

Prime location in Pinesbridge Industrial Park. Lot can be sold individually or as an assemblage with surrounding properties depending on user needs.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 2.44 acres

**MAX SIZE:** 2.44 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 2.44

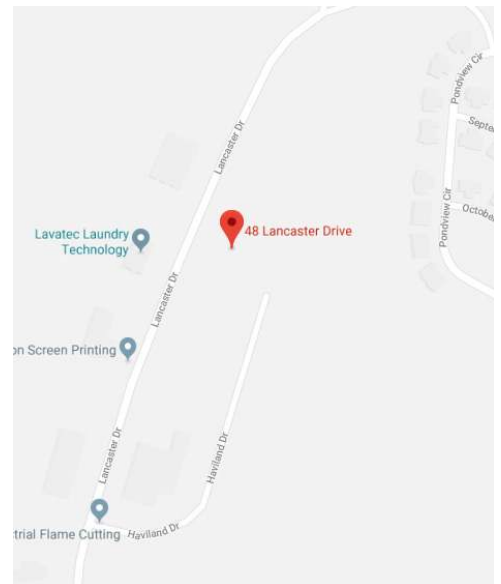
**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes



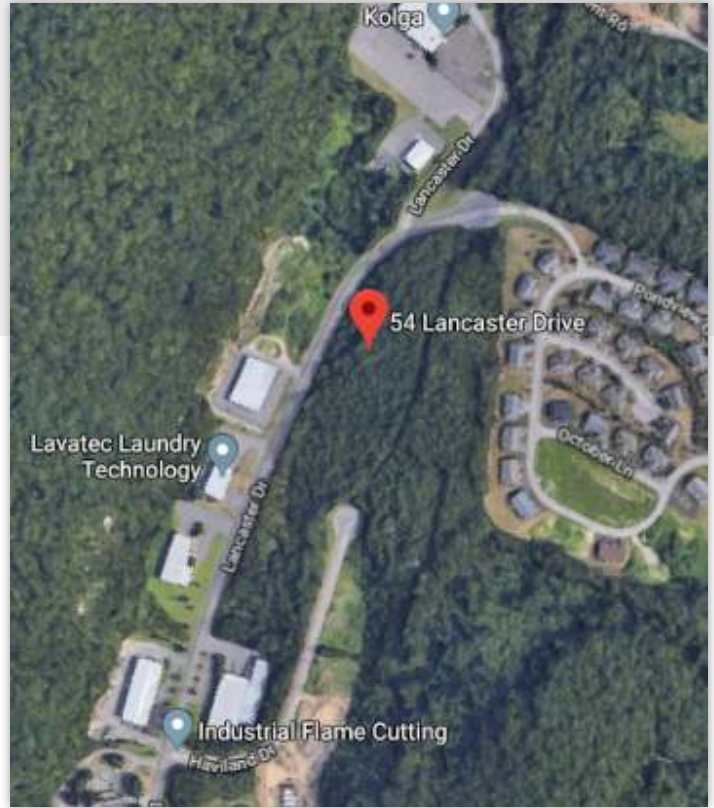
## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)



## PROPERTY DESCRIPTION

Prime location in Pinesbridge Industrial Park. Lot can be sold individually or as an assemblage with surrounding properties depending on user needs.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 2.04 acres

**MAX SIZE:** 2.04 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 2.04

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)



## PROPERTY DESCRIPTION

2.3 acre industrial / commercial building lot; ready to build.

## PROPERTY DETAILS

**TYPE OF SPACE:** Industrial / Commercial

**MIN SIZE:** 2.3 acres

**MAX SIZE:** 2.3 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 2.3

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

**SALE PRICE:** \$250,000.00



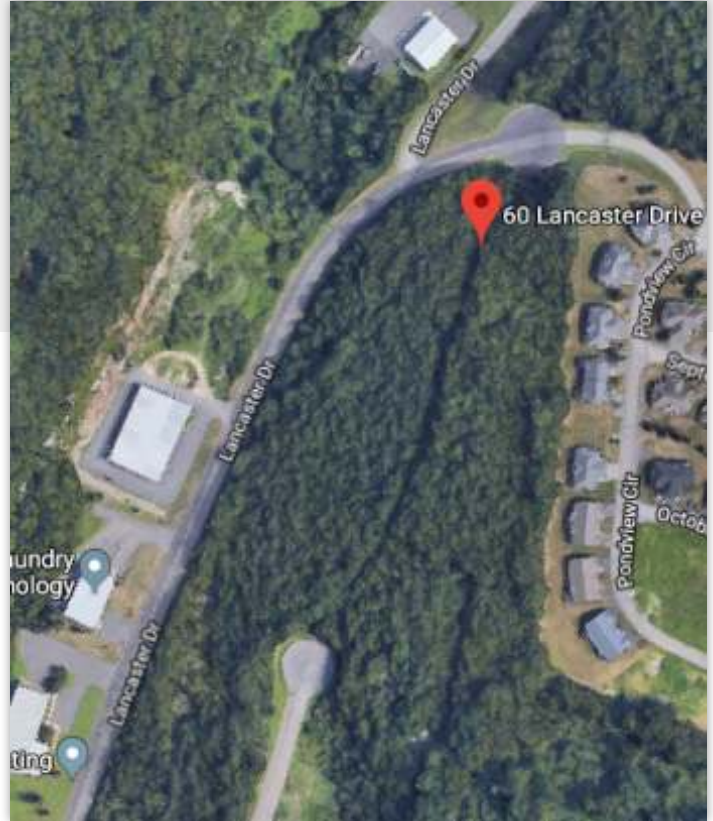
## CONTACT

**COMPANY:** Drubner Commercial

**CONTACT NAME:** David R. Theroux

**PHONE:** 203.753.4116

**EMAIL:** [theroux@drubner.com](mailto:theroux@drubner.com)



## PROPERTY DESCRIPTION

Prime location in Pinesbridge Industrial Park. Lot can be sold individually or as an assemblage with surrounding properties depending on user needs.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 2.19 acres

**MAX SIZE:** 2.19 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## SITE DETAILS

**TOTAL ACRES:** 2.19

**ZONING:** Industrial

## ASSETS

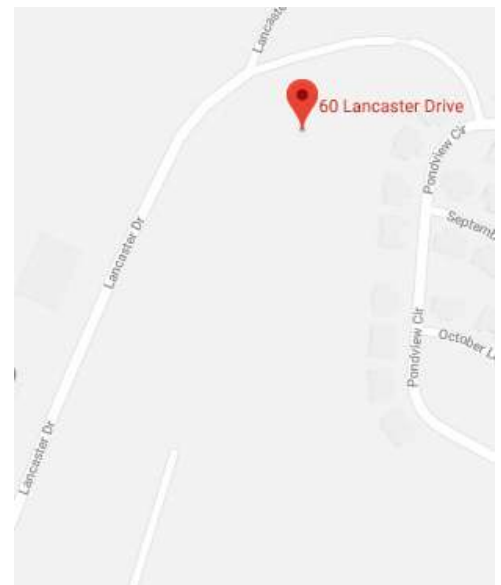
**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

## TRAFFIC COUNT

6,600 vehicles per day



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

# 7 RIMMON HILL ROAD / 101 PINESBRIDGE ROAD



## PROPERTY DESCRIPTION

These two lots are being sold together. Across the street from the Pinesbridge Industrial Park and close to Route 8.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 1.3 acres

**MAX SIZE:** 1.3 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 1.3

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

**SALE PRICE:** \$175,000



## CONTACT

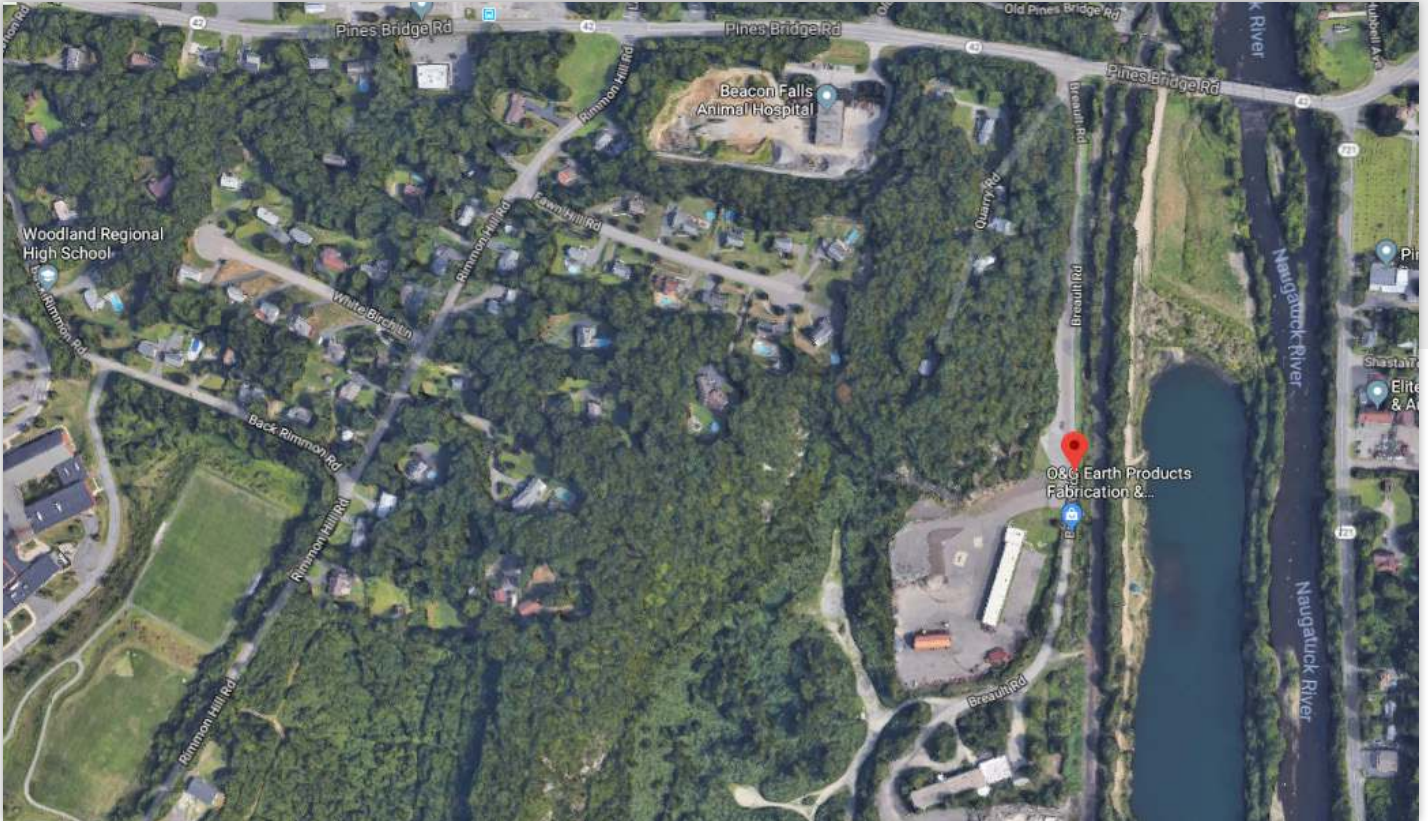
**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

# OFFICE / INDUSTRIAL DEVELOPMENT • 50 ACRES BREAUT ROAD PROPERTY



## PROPERTY DESCRIPTION

One of the largest available commercial / industrial properties along the Route 8 Corridor. Flat / sloped topography ideal for a distribution center.

## PROPERTY DETAILS

**TYPE OF SPACE:** Office, Industrial

**MIN SIZE:** 50 acres

**MAX SIZE:** 50 acres

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

**GAS:** Yes

## TRAFFIC COUNT

6,600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 50

**ZONING:** Industrial

## ASSETS

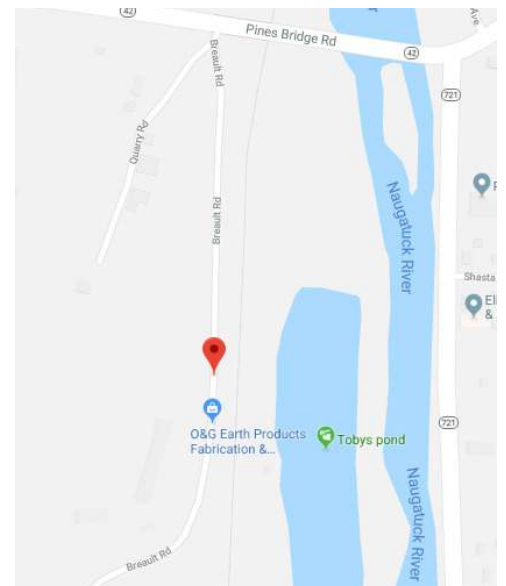
**ENTERPRISE ZONE:** Yes

**TRANSIT ORIENTED DEVELOPMENT:** Yes

## AVAILABILITY

**FOR SALE:** Yes

**SALE PRICE:** \$210,000.00



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)





## PROPERTY DESCRIPTION

Former auto repair facility suitable for a wide variety of uses. Main level +/- 3,500 SF; upper level + 2,100 SF at grade. Nice location minutes to Route 8 with partial highway exposure. Large lot includes upper area and zoned general industrial.

## BUILDING DETAILS

**TOTAL SF:** 5,600

**FLOORS:** 2

**CONTIGUOUS SF:** 5,600

**OFFICE SPACE:** 5,600 SF

**MIN SIZE:** 5,600 SF

**MAX SIZE:** 5,600 SF

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

600 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 1.4

**ZONING:** Industrial / Mixed Use

## ASSETS

**ENTERPRISE ZONE:** Yes

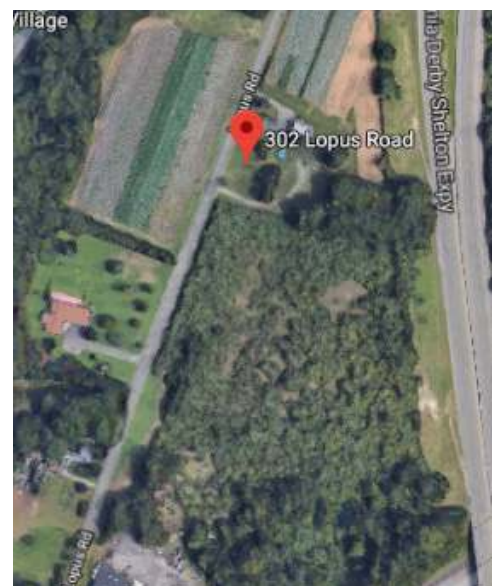
**TRANSIT ORIENTED DEVELOPMENT:** No

## AVAILABILITY

**LEASE RATE:** \$4,000.00 / mo + utilities

**FOR SALE:** Yes

**SALE PRICE:** \$425,000.00



## CONTACT

**COMPANY:** Godin Property Brokers

**CONTACT NAME:** Ed Godin, Jr., SIOR

**PHONE:** (203) 577-2277

**EMAIL:** [egodinpb@gmail.com](mailto:egodinpb@gmail.com)



## PROPERTY DESCRIPTION

Prime location minutes away from Route 8. Industrial building great for storage, distribution, and assembly.

## BUILDING DETAILS

**TOTAL SF:** 39,175

**FLOORS:** 1

**CONTIGUOUS SF:** 39,175

**OFFICE SPACE:** 39,175 SF

**MIN SIZE:** 39,175 SF

**MAX SIZE:** 39,175 SF

## UTILITIES

**ELECTRIC:** Yes

**SEWER:** Yes

**WATER:** Yes

## TRAFFIC COUNT

8,200 vehicles per day

## SITE DETAILS

**TOTAL ACRES:** 1.47

**ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

**TRANSIT ORIENTED DEVELOPMENT:** No

## AVAILABILITY

**FOR LEASE:** Yes

**FOR SALE:** Yes



## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

# 75 PENT ROAD



## PROPERTY DESCRIPTION

Industrial zoned parcel with access off of Pinesbridge Road Industrial Park. Great location minutes to Route 8 highway. All municipal utilities available. Enterprise corridor benefits possible for many uses offering significant tax abatements.

## PROPERTY DETAILS

- TYPE OF SPACE:** Industrial
- MIN SIZE:** 13.5 acres
- MAX SIZE:** 13.5 acres

## UTILITIES

- ELECTRIC:** Yes
- SEWER:** Yes
- WATER:** Yes
- GAS:** Yes

## TRAFFIC COUNT

600 vehicles per day

## SITE DETAILS

- TOTAL ACRES:** 13.5
- ZONING:** Industrial

## ASSETS

**ENTERPRISE ZONE:** Yes

## AVAILABILITY

- FOR SALE:** Yes
- SALE PRICE:** \$795,000.00



## CONTACT

- COMPANY:** Godin Property Brokers
- CONTACT NAME:** Ed Godin, Jr., SIOR
- PHONE:** (203) 577-2277
- EMAIL:** egodinpb@gmail.com



## TOWN OF BEACON FALLS

Beacon Falls was incorporated in 1871. During the late 1800s and early 1900s, the town began to grow and thrive because of its industrial economic base. The Naugatuck River was a valuable resource, as its waters were harnessed for benefits in aiding industry.

The largest company in town during this period was the Beacon Falls Rubber Shoe Company - a sprawling complex along Main Street. The factory employed a large portion of residents and was even responsible for the construction of an entire neighborhood, providing housing for its workers. The Homer D. Bronson Company also set up shop in town in the early 1900s and was a manufacturer of hinges used in industry and homes throughout the world. These two firms promoted economic wellbeing for Beacon Falls' residents for years.

During the 1970s, the town's two major employers began to see a decrease in demand, and production dwindled. By the 1980s, both firms had left Beacon Falls. The town faced a precarious future and needed to reinvent itself to survive.

Over the next couple decades, a variety of retail, manufacturing, warehousing, construction, and service businesses revitalized the town, and a solid tax base returned. Beacon Falls is now poised to take advantage of global business markets. By welcoming like-minded visionaries and creative entrepreneurs, investors, and trend setters, the town will continue to evolve successfully.

**A combination of proven history and steadfast commitment to business success makes Beacon Falls the place to be for your business.**

### **Town of Beacon Falls, Connecticut**

10 Maple Avenue

Beacon Falls, Connecticut 06403

203.217.4358

*Christopher Bielick, First Selectman*

*Sadie Colcord, Economic Development Coordinator*

[www.beaconfalls-ct.org](http://www.beaconfalls-ct.org)