



**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

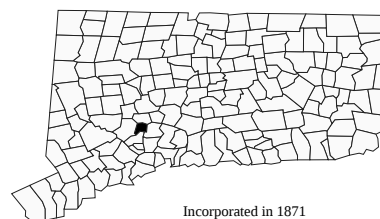
Beacon Falls has an inventory of commercial, industrial, and retail spaces available that range from existing buildings to "ready to build" sites. The town is home to two industrial parks and a downtown strip with public utilities available as well as plenty of open space zoned for commercial and industrial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

|                       | <b>Town</b> | <b>County</b> | <b>State</b> |
|-----------------------|-------------|---------------|--------------|
| 2000                  | 5,246       | 824,008       | 3,405,565    |
| 2010                  | 6,049       | 862,477       | 3,574,097    |
| 2011-2015             | 6,069       | 862,224       | 3,593,222    |
| 2020                  | 6,420       | 898,514       | 3,604,591    |
| '15 - '20 Growth / Yr | 1.1%        | 0.8%          | 0.1%         |

|                           | <b>Town</b> | <b>County</b> | <b>State</b> |
|---------------------------|-------------|---------------|--------------|
| Land Area (sq. miles)     | 10          | 605           | 4,842        |
| Pop./Sq. Mile (2011-2015) | 628         | 1,426         | 742          |
| Median Age (2011-2015)    | 43          | 40            | 40           |
| Households (2011-2015)    | 2,370       | 326,028       | 1,352,583    |
| Med. HH Inc. (2011-2015)  | \$83,155    | \$61,640      | \$70,331     |

### Race/Ethnicity (2011-2015)

|                           | <b>Town</b> | <b>County</b> | <b>State</b> |
|---------------------------|-------------|---------------|--------------|
| White Alone, Non-Hispanic | 5,603       | 563,977       | 2,487,119    |
| Black Alone, Non-Hispanic | 78          | 110,719       | 370,501      |
| Asian                     | 32          | 33,587        | 150,670      |
| Native American           | 0           | 1,785         | 8,908        |
| Other/Multi-Race          | 50          | 69,215        | 283,800      |
| Hispanic (Any Race)       | 324         | 141,282       | 526,508      |

|                          | <b>Town</b> | <b>County</b> | <b>State</b> |
|--------------------------|-------------|---------------|--------------|
| Poverty Rate (2011-2015) | 4.1%        | 13.0%         | 10.5%        |

### Educational Attainment (2011-2015)

|                      | <b>Town</b> | <b>County</b> | <b>State</b> |
|----------------------|-------------|---------------|--------------|
| High School Graduate | 1,433       | 34%           | 673,973      |
| Associates Degree    | 341         | 8%            | 183,289      |
| Bachelors or Higher  | 1,309       | 31%           | 925,607      |

### Age Distribution (2011-2015)

|        | <b>0-4</b> | <b>5-14</b> | <b>15-24</b> | <b>25-44</b> | <b>45-64</b> | <b>65+</b> | <b>Total</b> |
|--------|------------|-------------|--------------|--------------|--------------|------------|--------------|
| Town   | 104        | 2%          | 930          | 15%          | 800          | 13%        | 1,366        |
| County | 46,057     | 5%          | 103,421      | 12%          | 121,658      | 14%        | 218,390      |
| State  | 191,445    | 5%          | 446,058      | 12%          | 492,864      | 14%        | 885,518      |

## Economics

### Business Profile (2015)

| <b>Sector</b>          | <b>Units</b> | <b>Employment</b> |
|------------------------|--------------|-------------------|
| Total - All Industries | 129          | 912               |
| 23 - Construction      | 22           | 179               |
| 31-33 - Manufacturing  | 14           | 134               |
| 42 - Wholesale Trade   | 22           | 171               |
| 44-45 - Retail Trade   | 8            | 19                |
| Total Government       | 17           | 277               |

### Top Five Grand List (2013)

|                                | <b>Amount</b> |
|--------------------------------|---------------|
| Two North Main LLC             | \$11,133,280  |
| Connecticut Light & Power      | \$9,452,330   |
| AM Alexandria LLC              | \$4,435,050   |
| Murtha Enterprises Inc.        | \$3,429,730   |
| Aquarion Water Co of CT        | \$2,593,510   |
| Net Grand List (SFY 2014-2015) | \$475,004,584 |

### Major Employers (2016)

|             |                           |
|-------------|---------------------------|
| NEJ, Inc    | DiGiorgi Roofing & Siding |
| Thule       | NORDCO                    |
| Magna Steel |                           |

## Education

### 2016-2017 School Year

|                             | <b>Grades</b> | <b>Enrollment</b> |
|-----------------------------|---------------|-------------------|
| Regional School District 16 | PK-12         | 2,211             |

### Smarter Balanced Test Percent Above Goal (2015-2016)

| Smarter Balanced Test Percent Above Goal (2015-2016) |         |       |         |       |         |       |
|--|---------|-------|---------|-------|---------|-------|
|  | Grade 3 |       | Grade 4 |       | Grade 8 |       |
|  | Town    | State | Town    | State | Town    | State |
| 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)

|                             | <b>2016-2017</b> |
|-----------------------------|------------------|
| Regional School District 16 | 51               |

### Rate of Chronic Absenteeism (2015-2016)

|                             | <b>All</b> |
|-----------------------------|------------|
| Connecticut                 | 9.6%       |
| Regional School District 16 | 7.2%       |

### 4-Year Cohort Graduation Rate (2014-2015)

|                             | <b>All</b> | <b>Female</b> | <b>Male</b> |
|-----------------------------|------------|---------------|-------------|
| Connecticut                 | 87.2%      | 90.1%         | 84.4%       |
| Regional School District 16 | 94.6%      | 95.0%         | 93.9%       |

# 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%      |

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    |

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 |

### Other Information

Crime Rate (2014)

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

Library (2016)

|                        | Town |  |
|------------------------|------|--|
| Circulation per Capita | 4.51 |  |
| Internet Use per Visit | 0.20 |  |

Families Receiving (2014)

|                                   | Town |
|-----------------------------------|------|
| Temporary Family Assistance (TFA) | 10   |

Population Receiving (2014)

|  | Town |
|--|------|
| Supplemental Nutrition Assistance Program (SNAP) | 167  |

Distance to Major Cities

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

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            |  |



## 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

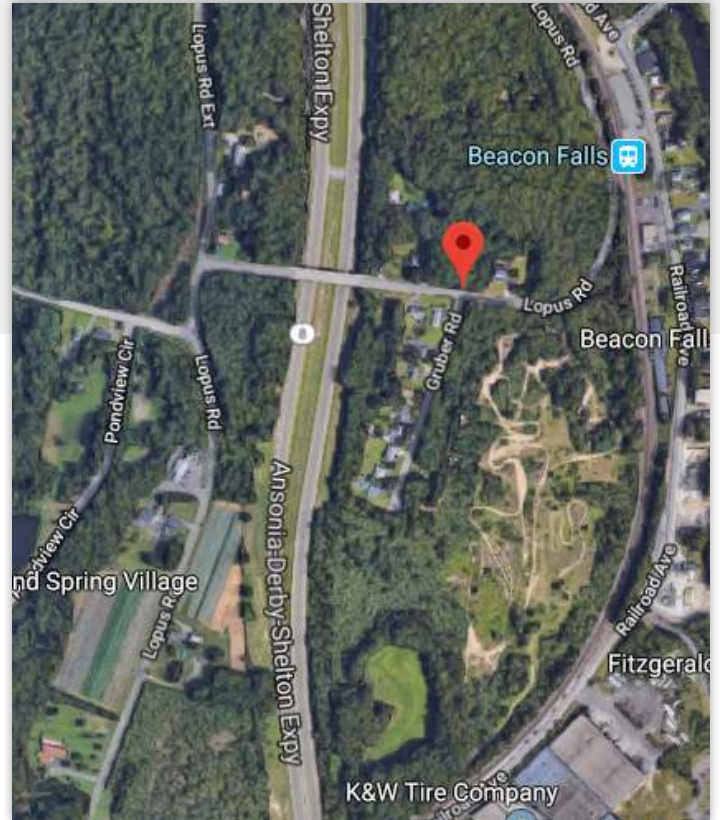
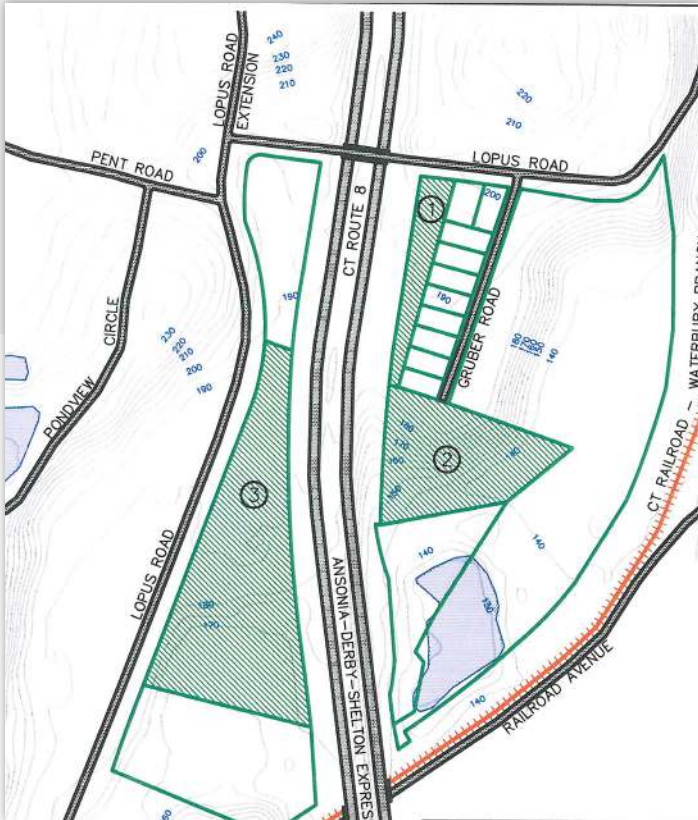
Visit the building Official with site plans and building plans, who will verify that the project conforms to Connecticut State Building Code. A building permit will then be issued, and construction may begin. Contact: Building Official – (203) 729-4216

## 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

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

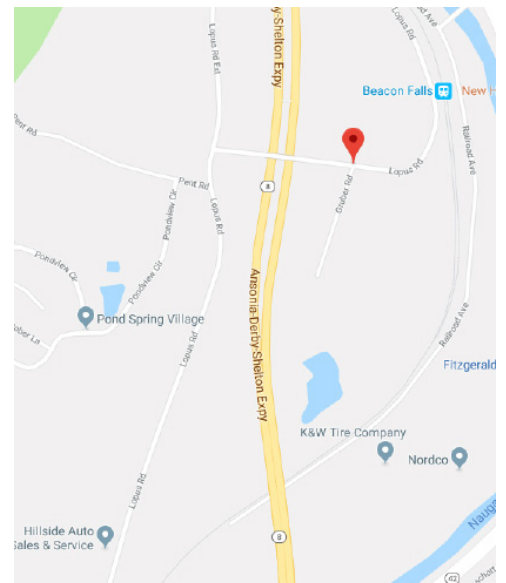
**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

## TRAFFIC COUNT

1,600 vehicles per day



## CONTACT

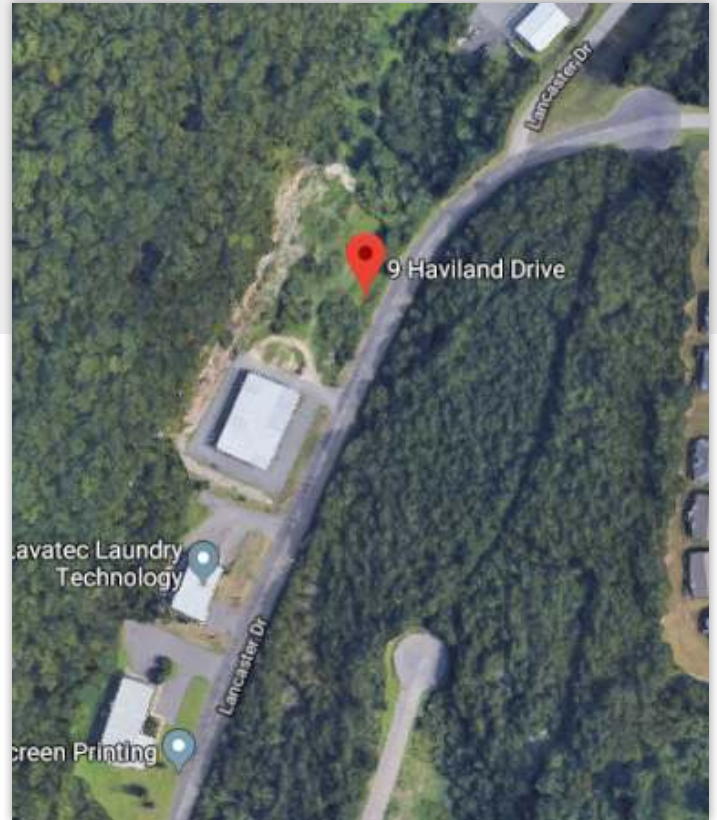
**COMPANY:** Drubner Commercial

**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

### SITE DETAILS

**TOTAL ACRES:** 4.86

**ZONING:** Industrial

### ASSETS

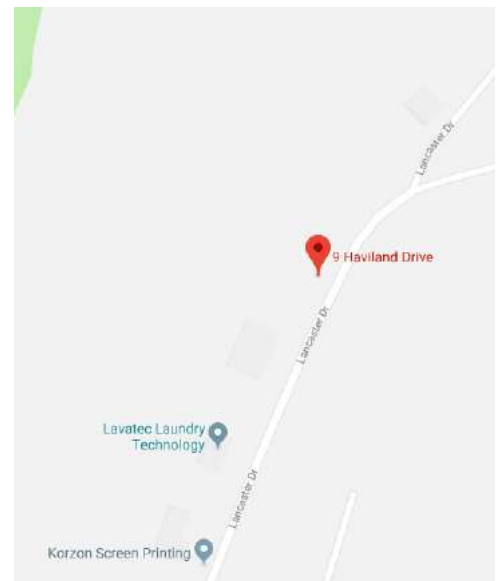
**ENTERPRISE ZONE:** Yes

### AVAILABILITY

**FOR SALE:** Yes

### TRAFFIC COUNT

6,600 vehicles per day



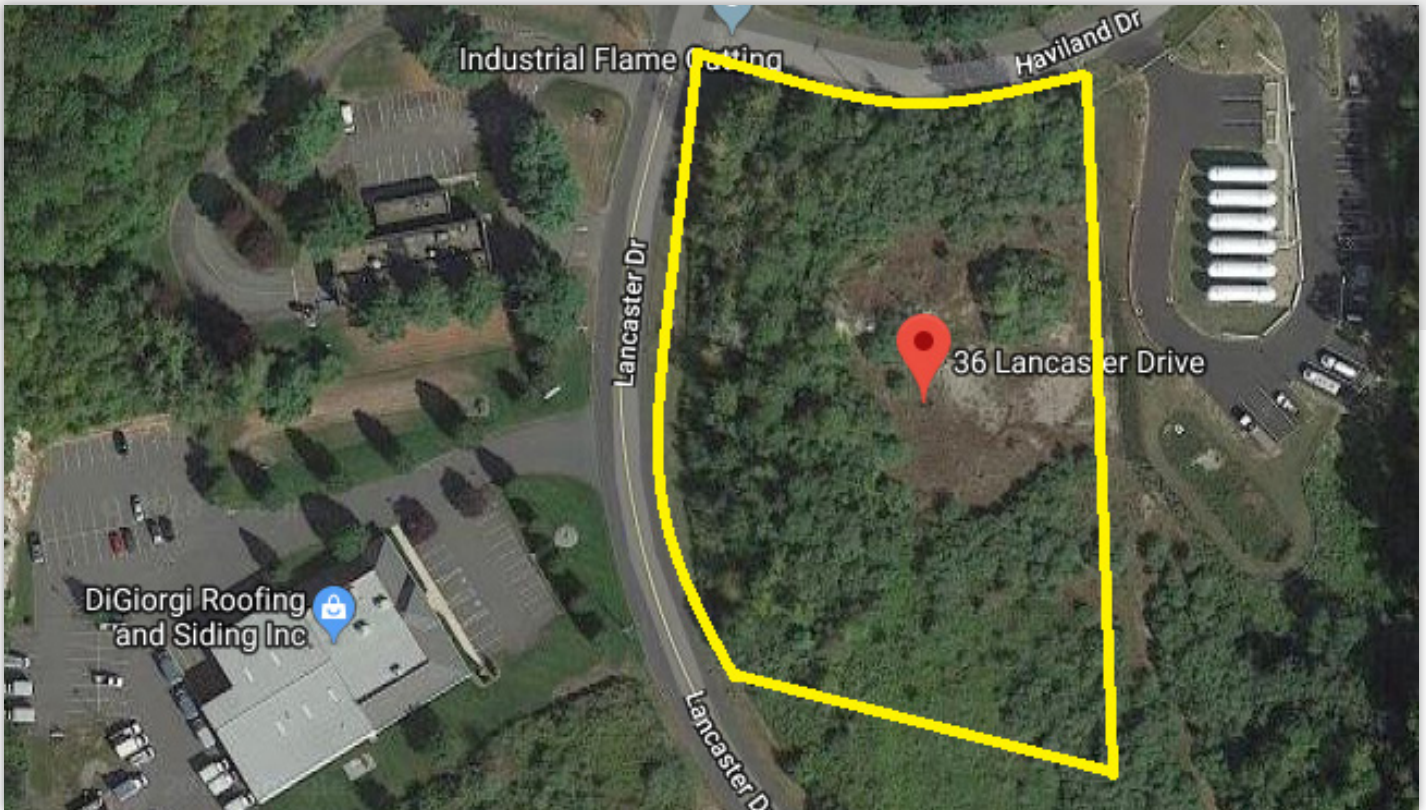
## CONTACT

**COMPANY:** Town of Beacon Falls

**CONTACT NAME:** Sadie Colcord

**TITLE:** Economic Development Consultant

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



## 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

## SITE DETAILS

**TOTAL ACRES:** 2.03

**ZONING:** Industrial

## ASSETS

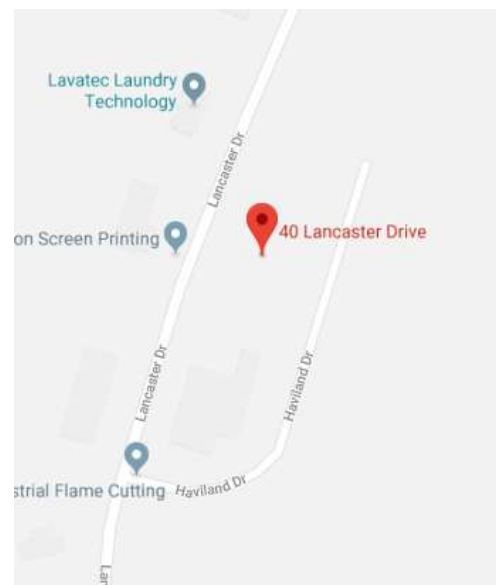
**ENTERPRISE ZONE:** Yes

## 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)



## 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

## SITE DETAILS

**TOTAL ACRES:** 2.44

**ZONING:** Industrial

## ASSETS

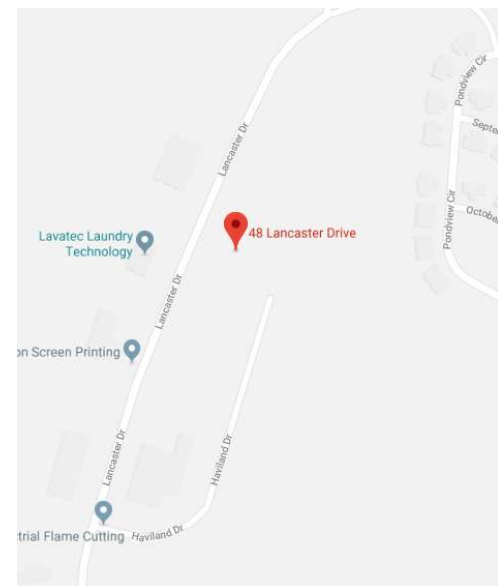
**ENTERPRISE ZONE:** Yes

## AVAILABILITY

**FOR SALE:** Yes

## TRAFFIC COUNT

6,600 vehicles per day



## CONTACT

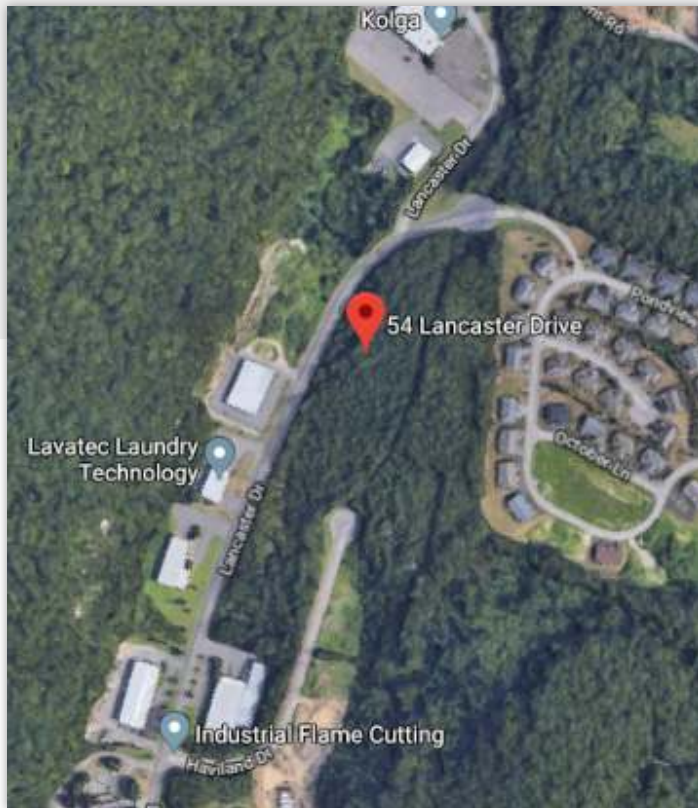
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**CONTACT NAME:** Sadie Colcord

**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

### SITE DETAILS

**TOTAL ACRES:** 2.3

**ZONING:** Industrial

### ASSETS

**ENTERPRISE ZONE:** Yes

### AVAILABILITY

**FOR SALE:** Yes

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

### TRAFFIC COUNT

6,600 vehicles per day



## 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

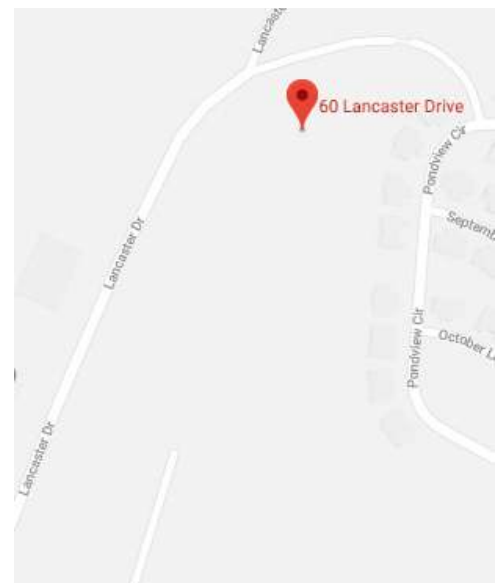
**ENTERPRISE ZONE:** Yes

### 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

## 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

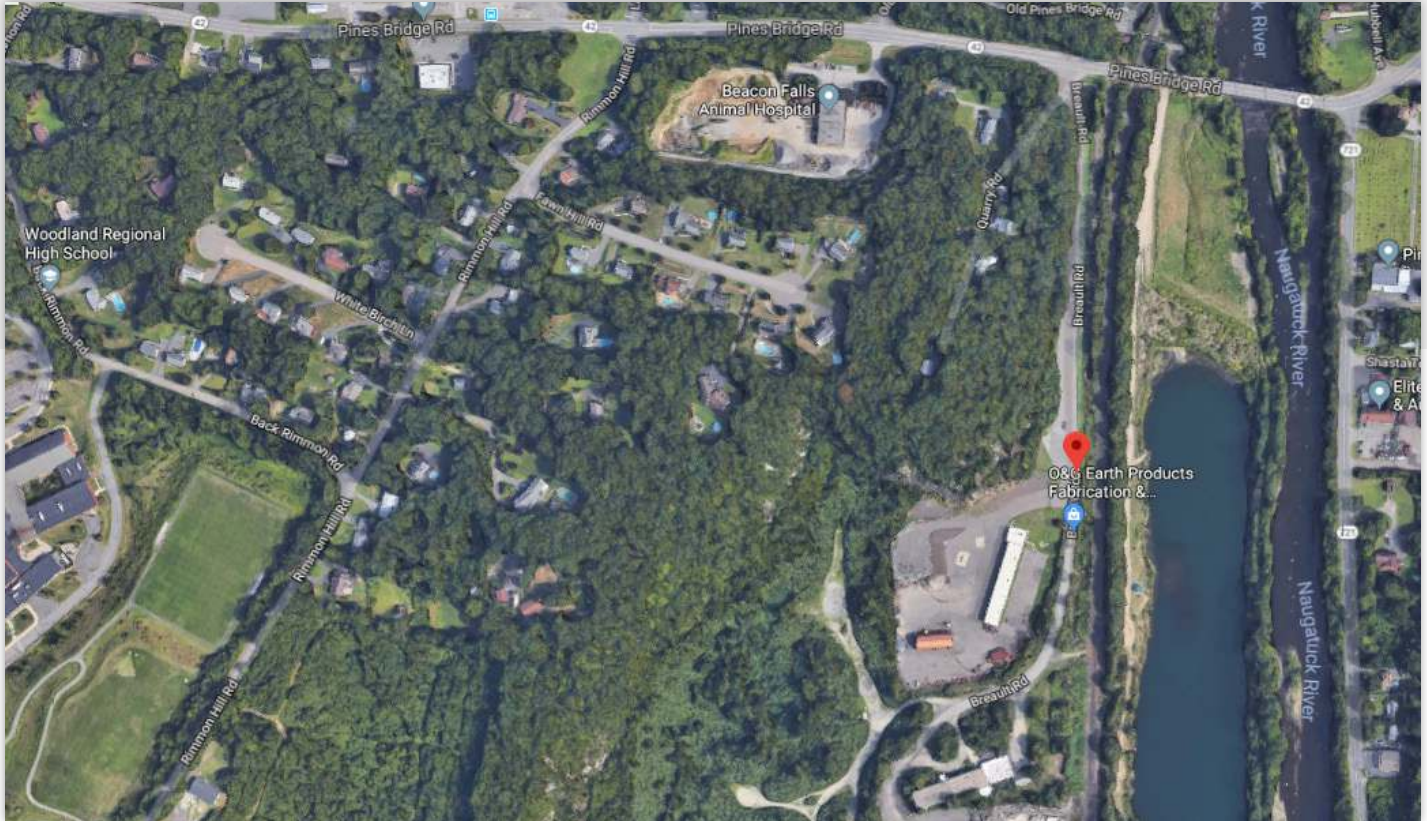
**EMAIL:** [scolcord@townofbeaconfalls.com](mailto:scolcord@townofbeaconfalls.com)

## TRAFFIC COUNT

6,600 vehicles per day

# OFFICE / INDUSTRIAL DEVELOPMENT • 50 ACRES

## BREAULT 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

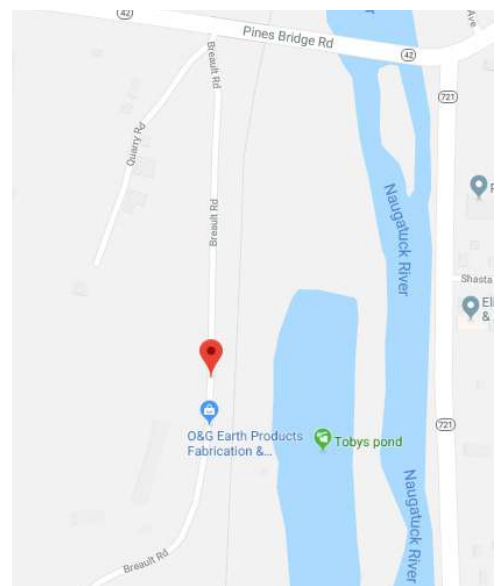
**ENTERPRISE ZONE:** Yes

**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)



INDUSTRIAL / MIXED USE • 39,175 SF  
**17 OLD TURNPIKE ROAD**



## 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)





## 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

### SITE DETAILS

**TOTAL ACRES:** 13.5

**ZONING:** Industrial

### ASSETS

**ENTERPRISE ZONE:** Yes

### AVAILABILITY

**FOR SALE:** Yes

**SALE PRICE:** \$795,000.00



## TRAFFIC COUNT

600 vehicles per day

## CONTACT

**COMPANY:** Godin Property Brokers

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

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

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