

INDUSTRIAL SPACE FOR LEASE

45 Pinesbridge Road, Beacon Falls, CT



To arrange a tour contact:

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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

45 Pinesbridge Road, Beacon Falls, CT

PROPERTY DETAILS

Building Area: 2,450± SF (Bays 6,7,8)
Potential expansion for additional bays

Land Area: 1.8 acres

Zoning: IPD (Industrial Park District)

Parking: Abundant, fenced in lot

Loading: 3 overhead doors 14' x 14'

Ceiling Height: 20' feet

Crane: yes, 2,000 lb.

Heating: new natural gas heaters in bays

Gas: Yes

Water/ Sewer: City

Taxes: \$26,417/year Insurance: \$5,222/year

Lease Price: \$12,000/month NNN



Location: Convenient to exit 21 of Route 8



45 Pinesbridge Road, Beacon Falls, CT

PROPERTY DETAILS CONTINUED

Prime Location & Accessibility

Route 8 interchange (Exit 21) is just 1 minute away, offering seamless access north to Waterbury and south to the greater New Haven area.

Exceptional Facilities for Operations

Offers ample space for loading, unloading, and maneuvering trucks.
Supports flexible internal layout and industrial-grade workflows.

Build-Out Flexibility & On-Site Support

Space is offered fully built out, ready to customize based on your operational needs.
Opportunity to add office areas, restrooms, and expand bays, all tailored to your specific requirements.

Spacious Outdoor Setting

Set on 1.8 acres of dedicated industrial land, providing scope for exterior storage, vehicle staging, or expansion showcase.

Reliable Infrastructure

The building features new natural gas heating, city water/sewer, and public utilities for consistency and cost-efficiency.

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Huge fenced in lot with easy access for trucks



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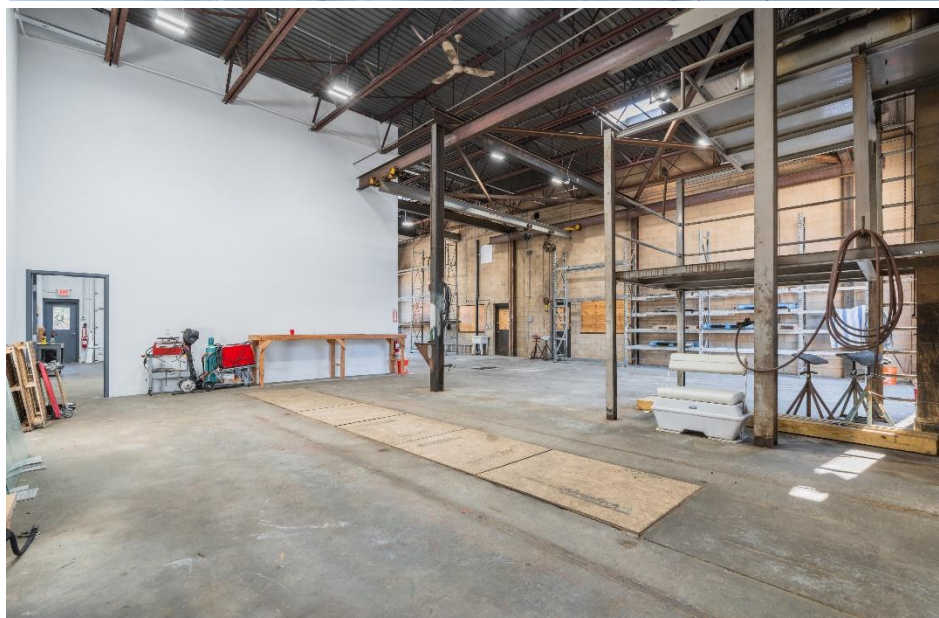
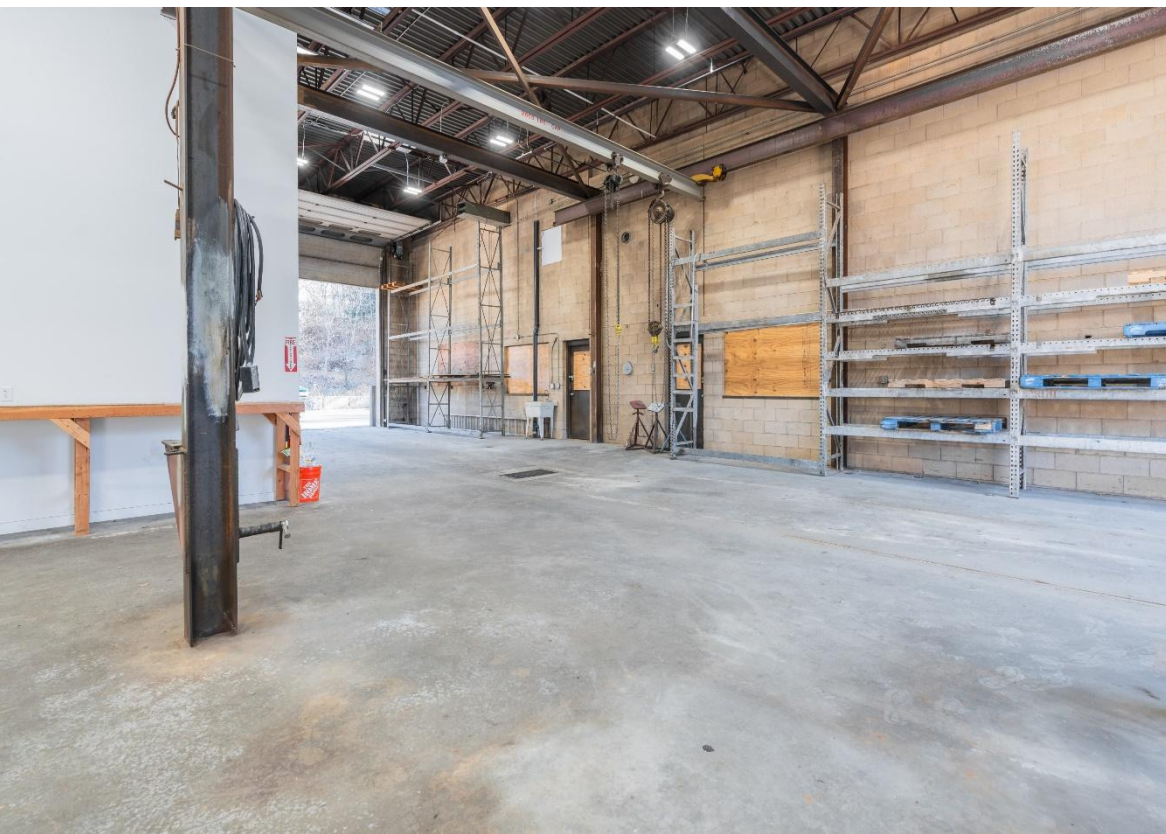
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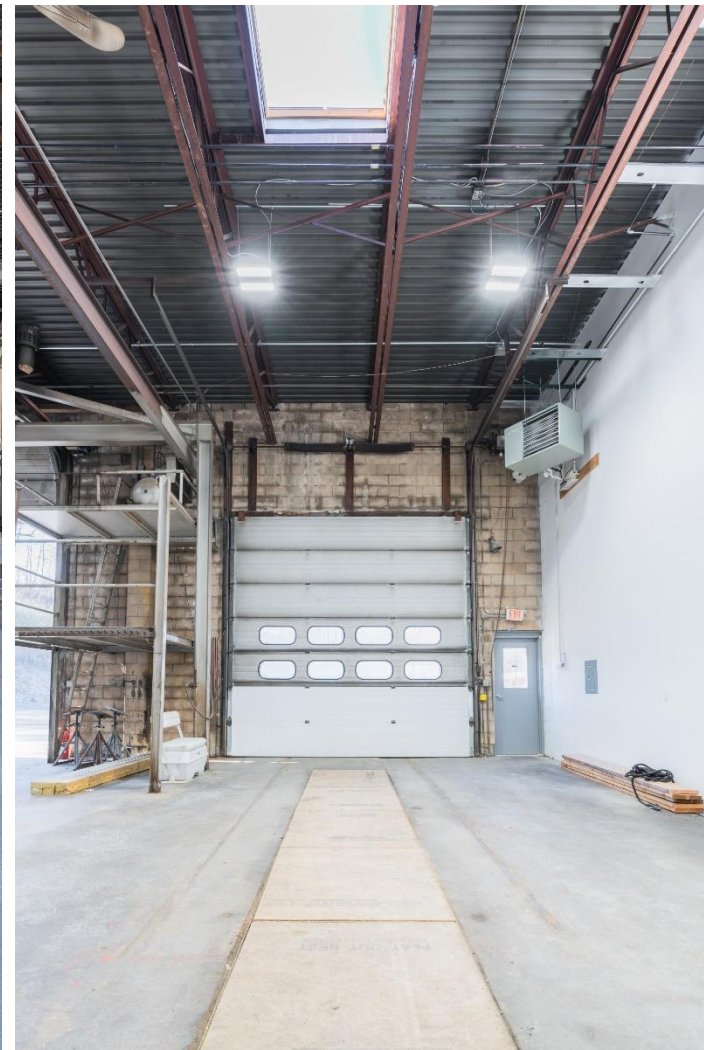
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2,450± SF (Bays 6,7,8)
Potential expansion for additional bays



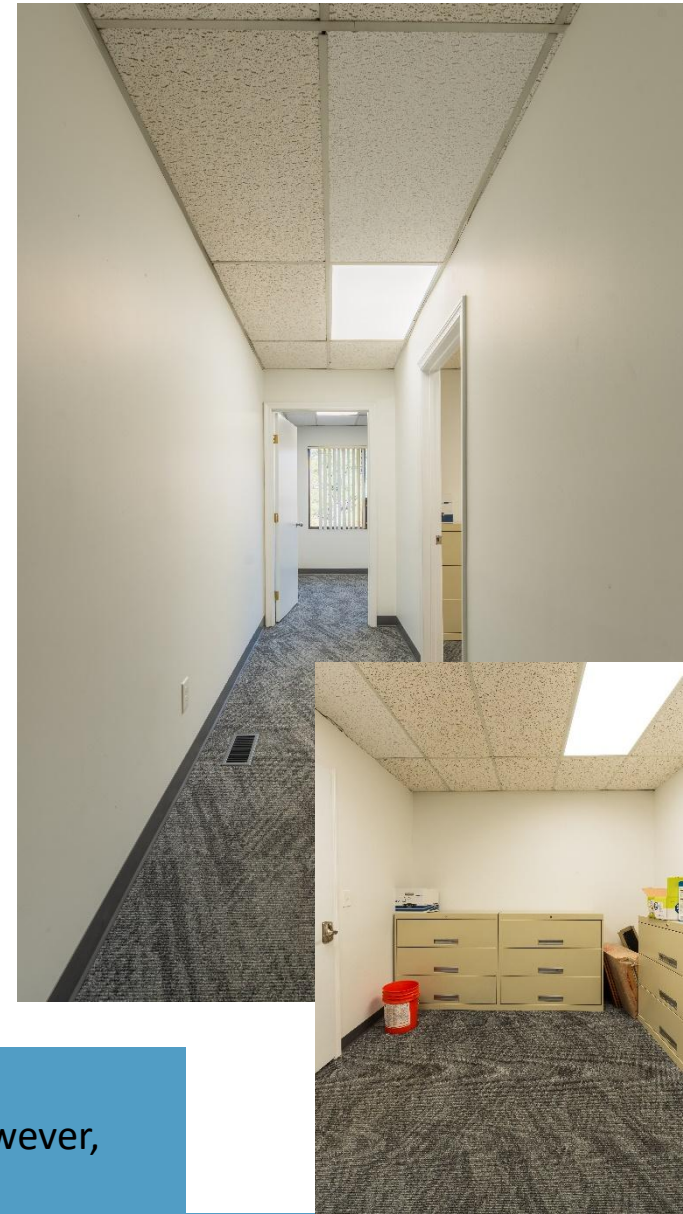
Scaffolding and storage racks can stay

45 Pinesbridge Road, Beacon Falls, CT



Three overhead doors and one crane

45 Pinesbridge Road, Beacon Falls, CT



Interior Office Space with Private Entrance

Office space, common area and baths are not included in the base rent price. However, can become available for lease if needed.

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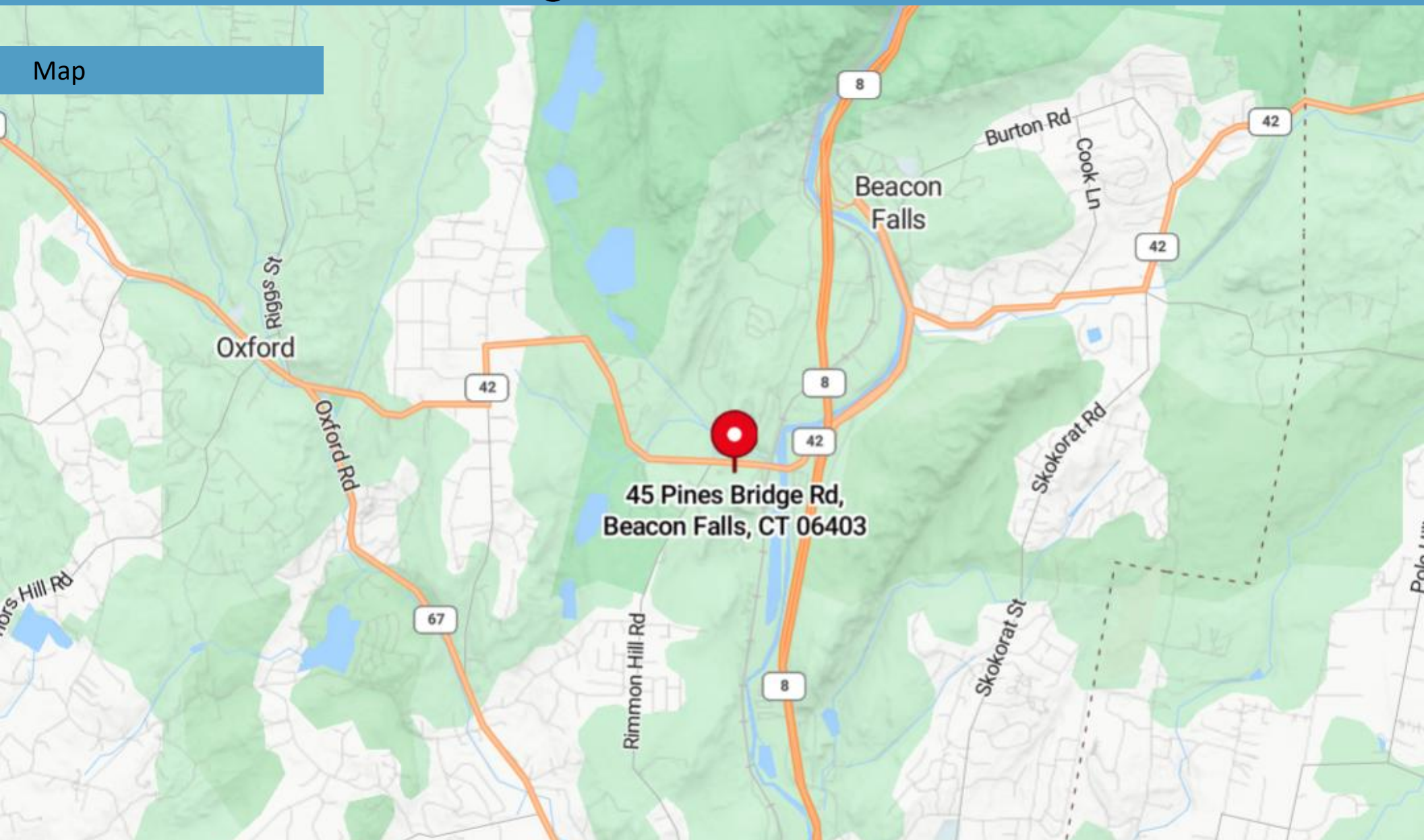


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Map



ARTICLE IV: INDUSTRIAL DISTRICTS

SECTION 42: INDUSTRIAL PARK DISTRICT

(Revised March 15, 2009)

42.1 **Purpose:**

To provide for the economic growth of the community in a contemporary, and efficient, high quality, setting that permits a range of industrial and related uses.

42.2 **Permitted Uses:**

The following uses, with a gross floor area of less than 50,000 square feet shall be permitted subject to Site Plan approval in accordance with Section 51.

42.2.1 Manufacturing and assembly when conducted entirely within a building.

42.2.1 Business, professional and corporate offices, except medical offices and clinics.

42.2.2 Printing and publishing.

42.2.3 Research and development laboratories and facilities.

42.2.4 Contracting businesses when conducted entirely within a building.

42.2.5 Public utility facilities, including substations, water storage facilities, treatment facilities, pump stations.

42.2.6 Municipal governmental facilities.

42.3 **Special Exception Uses:**

The following uses shall be permitted, subject to the securing of a “**Special Exception**” in accordance with Section 52 and Site Plan approval in accordance with Section 51.

42.3.1 All permitted uses described in Section 42.2 with a gross floor area of 50,000 square feet and greater.

42.3.2 Medical offices and clinics, not including clinics whose primary role is the treatment of treatment of individuals for substance abuse on an outpatient basis.

42.3.3 Motor freight establishments and trucking terminals.

42.3.4 Outdoor manufacturing and assembly.

42.3.5 Heavy equipment sales, storage and rental.

42.3.6 Child day care centers.

42.3.7 Wholesale and Distribution.

42.3.8 Warehousing, excluding self-storage warehouses.

ARTICLE IV: INDUSTRIAL DISTRICTS

42.3.9 Hospitals

42.4 Accessory Uses:

The following accessory buildings, structures and uses shall be permitted:

- 42.4.1 Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
- 42.4.2 Off-street parking and loading, including parking structures.
- 42.4.3 Signs, subject to the provisions of Section 63.
- 42.4.4 Retail uses when accessory to a permitted or special exception use, subject to the issuance of a Zoning Permit by the Planning and Zoning Commission.
- 42.4.5 Outdoor storage when clearly subordinate to the principle use, providing that all outdoor storage and manufacturing activities other than parking shall be visually screened and shielded from view from adjacent properties and the public right-of-way through the use of fences, walls evergreen trees or any other measure required by the **"Commission"**. No outdoor storage or manufacturing shall be located within the front yard.

42.5 Design Standards:

- 42.5.1 Architectural renderings of the proposed building(s) shall be submitted to the **"Commission"** for their review.
- 42.5.2 The façade of all buildings that are visible from the street or other public areas shall be of some architecturally treated masonry or other treatment approved by the **"Commission"**.
- 42.5.3 No loading areas or overhead doors shall be visible from the street or other public areas.
- 42.5.4 The area between the parking lot and the street shall be landscaped in accordance with the requirements of Section 62.7.3
- 42.5.5 The area between the building and the street shall be landscaped in accordance with the requirements of Section 70A, in a way to provide visual interest, with a mixture of different species of shrubs, trees, groundcover, annuals and perennials. Large unbroken expanses of lawn shall be avoided.

A minimum of one shrub of a minimum height of 24" shall be planted for each three feet of building frontage. The commission, at their discretion may permit the substitution of perennial gardens.

END OF SECTION

Beacon Falls, Connecticut

General

ACS, 2018–2022	Beacon Falls	State
Current Population	6,061	3,611,317
Land Area <i>mi</i> ²	10	4,842
Population Density <i>people per mi</i> ²	627	746
Number of Households	2,613	1,409,807
Median Age	50	41
Median Household Income	\$98,042	\$90,213
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	514	
Local Government		52%
2 Construction	333	
Specialty Trade Contractors		80%
3 Manufacturing	241	
Fabricated Metal Product Mfg		46%
4 Wholesale Trade	159	
Merchant Wholesalers, Durable Goods		78%
5 Other Services (except Public Admin)	117	
Personal and Laundry Services		37%
Total Jobs, All Industries	1,680	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	35	39	34	40	47

Total Active Businesses 418

Key Employers

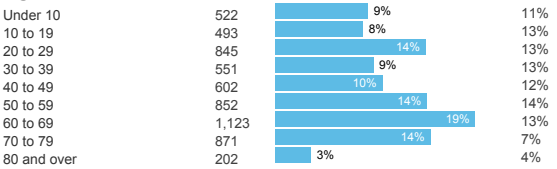
Data from Municipalities, 2024

- NEJ Inc
- Digiorgi Roofing & Siding
- Goldenrod
- O&G Industries
- Ansonia Steel

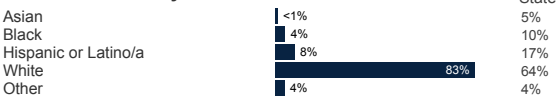
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

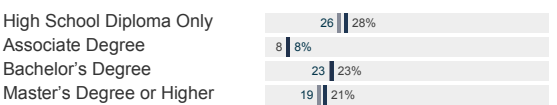


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



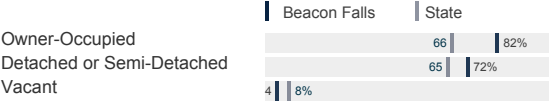
Educational Attainment



Housing

ACS, 2018–2022

	Beacon Falls	State
Median Home Value	\$293,600	\$323,700
Median Rent	\$1,818	\$1,374
Housing Units	2,713	1,531,332



Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Regional School District 16	PK-12	1,931	51	95%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Regional School District 16	61%	63%
Statewide	42%	48%

Beacon Falls, Connecticut

Labor Force

CT Department of Labor, 2023

	Beacon Falls	State
Employed	3,417	1,822,090
Unemployed	127	71,113

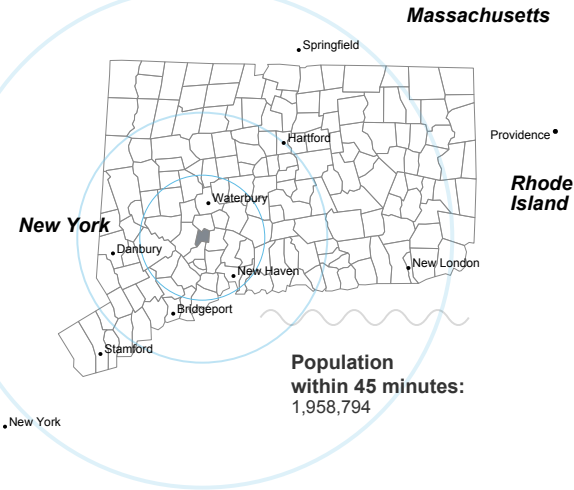
Unemployment Rate

Self-Employment Rate*

*ACS, 2018–2022



Catchment Areas of 15mi, 30mi, and 60mi

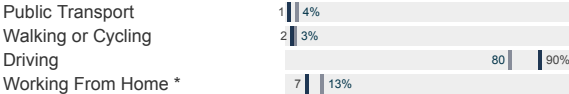


Access

ACS, 2018–2022

	Beacon Falls	State
Mean Commute Time *	31 min	26 min
No Access to a Car	1	9%
No Internet Access	3	8%

Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$23,183,007
Property Tax Revenue	\$17,781,129
per capita	\$2,915
per capita, as % of state avg.	91%
Intergovernmental Revenue	\$4,338,208
Revenue to Expenditure Ratio	107%

Municipal Expenditure

Total Expenditure	\$21,677,700
Educational	\$14,773,551
Other	\$6,904,149

Grand List

Equalized Net Grand List	\$757,378,988
per capita	\$125,539
per capita, as % of state avg.	77%
Commercial/Industrial Share of Net Grand List	11%
Actual Mill Rate	35.90
Equalized Mill Rate	23.22

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA+
Total Indebtedness	\$12,863,400
per capita	\$2,132
per capita, as % of state avg.	78%
as percent of expenditures	59%
Annual Debt Service	\$1,033,884
as % of expenditures	5%



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