

**9 Francis J Clarke Cir
Bethel, CT 06081**



ADDRESS	9 Francis J Clarke Cir
Neighborhood	Bethel, CT 06081
County	Fairfield
Description	Industrial
Block / Lot	09-23-150-04
Year Built	2005
Total Lot Area	2.52 Acres
Zoning	IP (Industrial Park)

BUILDING INFORMATION	
Total Building GSF	18,231 SF
Building Height	28'
Parking	61 Spaces

REAL ESTATE TAXES	
Exemptions and Abatements	None
2024 AV	\$914,060
2024 Taxes	\$31,316

LEASE INFORMATION	
Annual NNN Rental Income	\$13 PSF
Projected Stabilized NOI:	\$237,000

INVESTMENT HIGHLIGHTS

- Unique investor and/or user opportunity to acquire a vacant industrial property in the heart of the Clarke Business Park.
- The warehouse spans 18,231 SF, situated on a 2.52-acre lot, offering significant onsite parking with the ability to generate additional income through leasing excess land on the property.
- The zoning is IP (Industrial Park), allowing a range uses.
- Building is fully sprinklered.
- The warehouse benefits from 24' clear ceiling heights and a portion of ADA compliant second floor office space, completed with an HVAC system.
- Located directly off Route-53 in close proximity to Danbury, Bethel, Brookfield, Easton, Weston, Ridgefield and Westport.

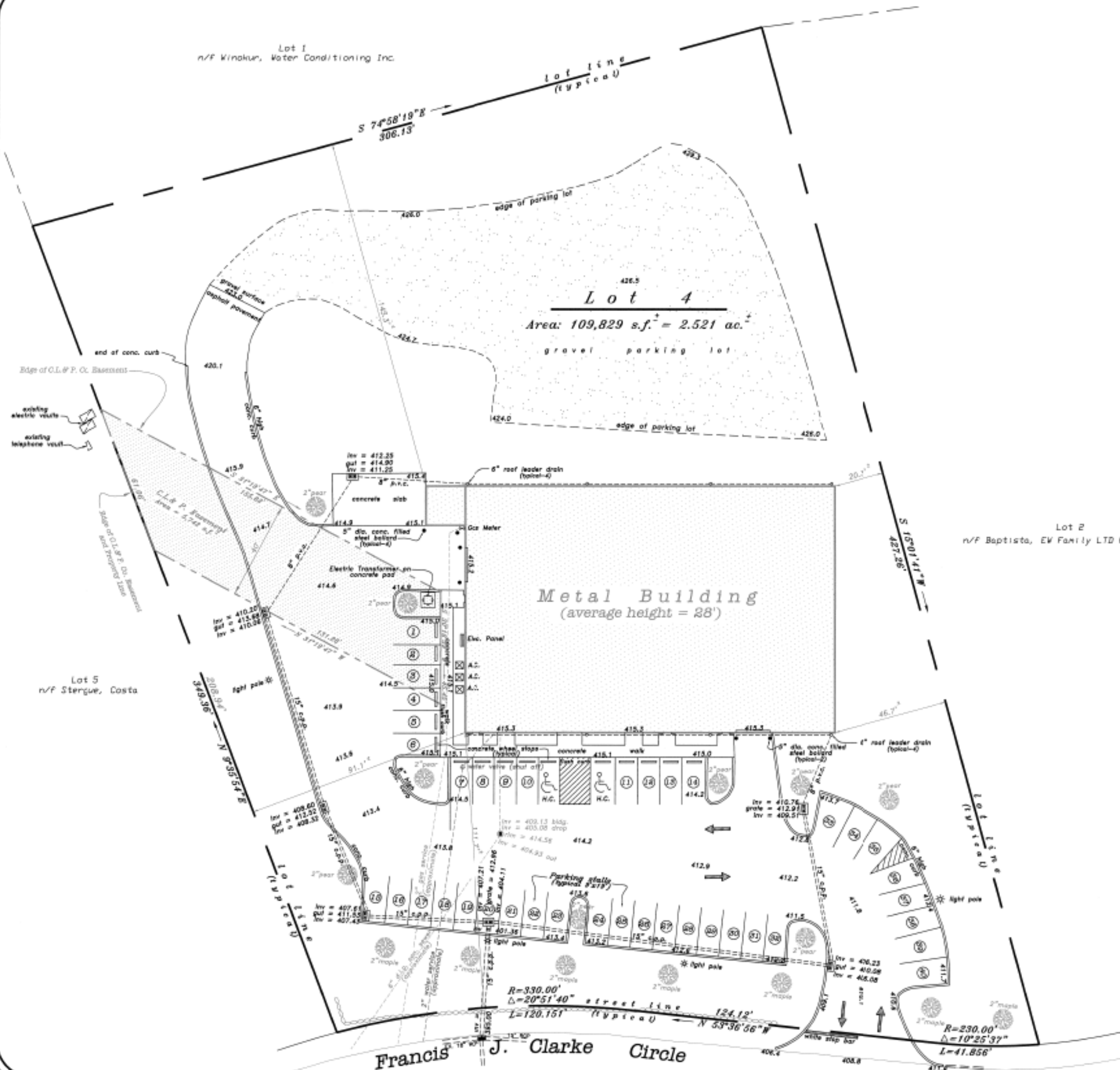


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Lot 1
n/f Kinokur, Water Conditioning Inc.



--- NOTES ---

1. This survey has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies as filed with the Secretary of State on June 21, 1998--"Minimum Standards of Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.
2. The type of survey performed is a Zoning Location Survey which depicts or notes the position of existing or proposed improvements with respect to applicable municipal setback requirements. The purpose of this type of survey is to enable determination of compliance with said requirements. Only those portions of the property pertinent to the issues being addressed must be depicted. No other improvements or features need be depicted.
3. The boundary determination is based upon the dependent resurvey of File 18 Map 172 & is intended to depict a parcel of land acquired by Teixeira's LLC, recorded as vol. 870 p. 476 on November 2, 2004, in the Bethel Town Clerk's Office.
4. No attempt has been made as part of this boundary survey to obtain or show data concerning existence (other than what is shown hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies. Further, the termination of the gas, water & sewer lines depicted hereon, are as shown by the owner, Mr. Rui Teixeira.
5. This parcel is subject to utility easements, if any, for overhead and/or underground service. Substructures and/or their encroachments below grade, if any, not shown.
6. The subject parcel is located in Industrial Zone "IP".
7. MAP REFERENCES: File 18 Map 172 on file in Bethel Town Clerk's Office.
Subject parcel is also depicted as Map 5, Book 150, Lot 4, in the Bethel Assessor's Office.
8. Existing spot elevations are shown thus 412.2

Owner of Record
Teixeira's LLC, v.870 p.476
Lot Area: 109,829 s.f. = 2.521 ac.²

Zoning Coverage
Building coverage: 13.85% = 15,206 s.f.²

Zoning Location Survey
(showing final as-built)
prepared for
Teixeira's, LLC
situate
Lot no. 4
Francis J. Clarke Circle, Bethel, Connecticut
Zone: IP (industrial park)

Scale: 1" = 20' October 20, 2005.
0 20 40 60 Feet

To the best of my knowledge and belief, this is substantially correct as noted hereon.
This document & copies thereof are valid only if they are signed in red ink & bear the signature & embossed seal of the surveyor noted below. Unauthorized alterations render any sectionation hereon null and void.

Robert G. Babuza
Robert G. Babuza
Connecticut Professional Land Surveyor
License No. 14656
prepared by
Precision Land Surveys, LLC
45 Rock Ridge Road, Westport, Connecticut 06484, 203-944-0394