

FOR LEASE > OFFICE/LAB



# Preston Park

199 BENSON ROAD, MIDDLEBURY, CT 06762



## ENTERPRISE ZONE BENEFITS



### HIGHLIGHTS

- > Centrally located with easy highway access to New York City, Fairfield County & Hartford
- > 118 acre campus
- > 313,000 SF standalone building partially occupied by multinational corporation
- > 77 acre parcel development opportunity
- > 2008 Powerplant overhaul - modern and efficient
- > State and local tax incentives
- > Approx. 150,000 SF available
- > OFFICE LAB LEASE RATE: \$6.00/SF NNN
- > INDUSTRIAL LEASE RATE: \$ \$2.00/SF NNN

NICHOLAS R. MORIZIO, SIOR, CRE  
860 616 4022  
HARTFORD, CT  
[nicholas.morizio@colliers.com](mailto:nicholas.morizio@colliers.com)

IAN HUNT  
860 616 4020  
HARTFORD, CT  
[ian.hunt@colliers.com](mailto:ian.hunt@colliers.com)

JIM BASQUIL  
860 616 4014  
HARTFORD, CT  
[james.basquil@colliers.com](mailto:james.basquil@colliers.com)

JOHN KEOGH  
203 497 3953  
NEW HAVEN, CT  
[John.keogh@colliers.com](mailto:John.keogh@colliers.com)





### STATE OF CONNECTICUT PROGRAMS

Tax credits, incentives, grants and loan assistance

### NORTHWEST CONNECTICUT REGIONAL WORKFORCE INVESTMENT BOARD & DEPARTMENT OF LABOR

Tax credits, workforce training programs, training grants

### CONNECTICUT AIRPORT AUTHORITY

Oxford Airport development zone - potential tax abatements and credits

### MIDDLEBURY TAX INCENTIVE PROGRAM

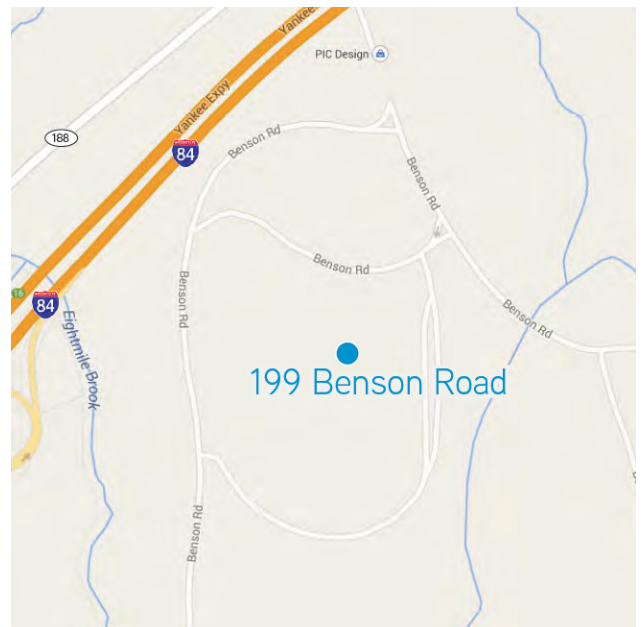
Real property tax incentive for both new developments and capital improvements to existing facilities engaged in commercial/industrial development

### OXFORD TAX INCENTIVE PROGRAM

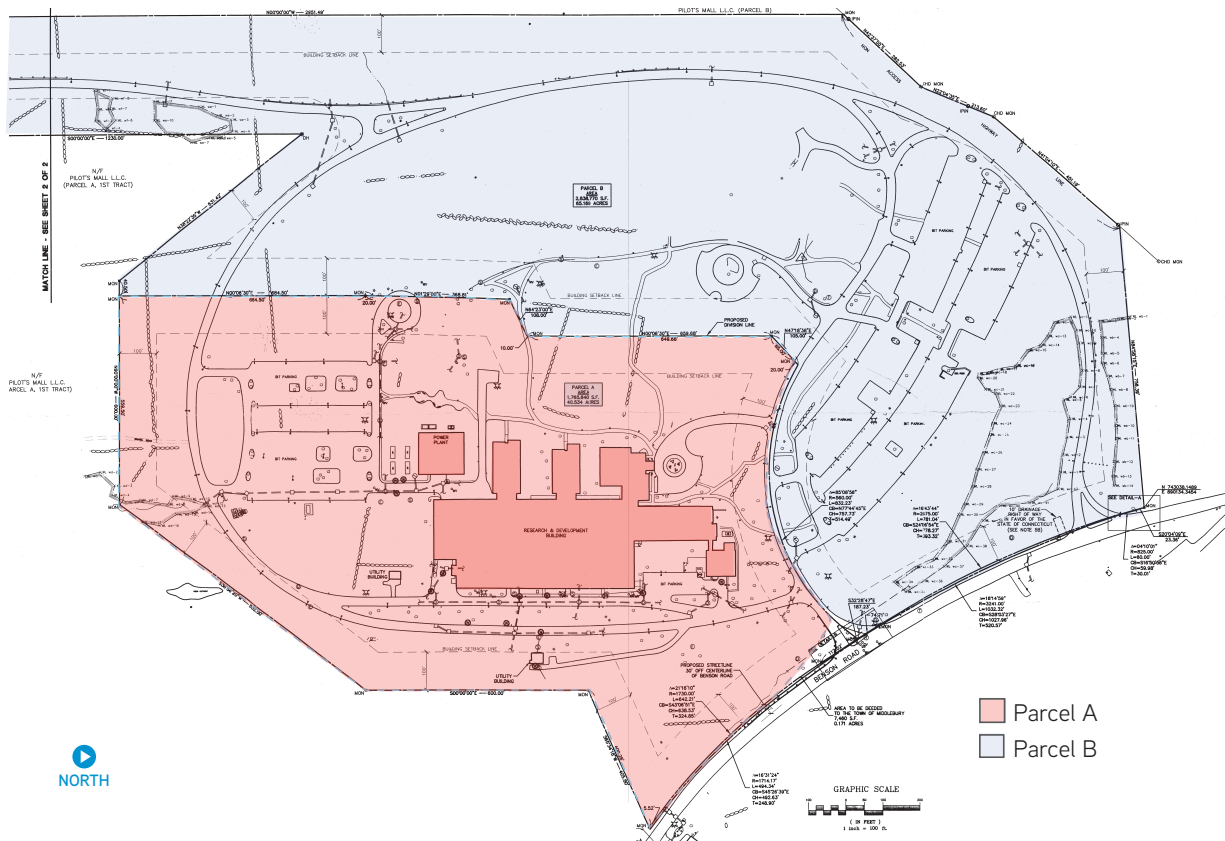
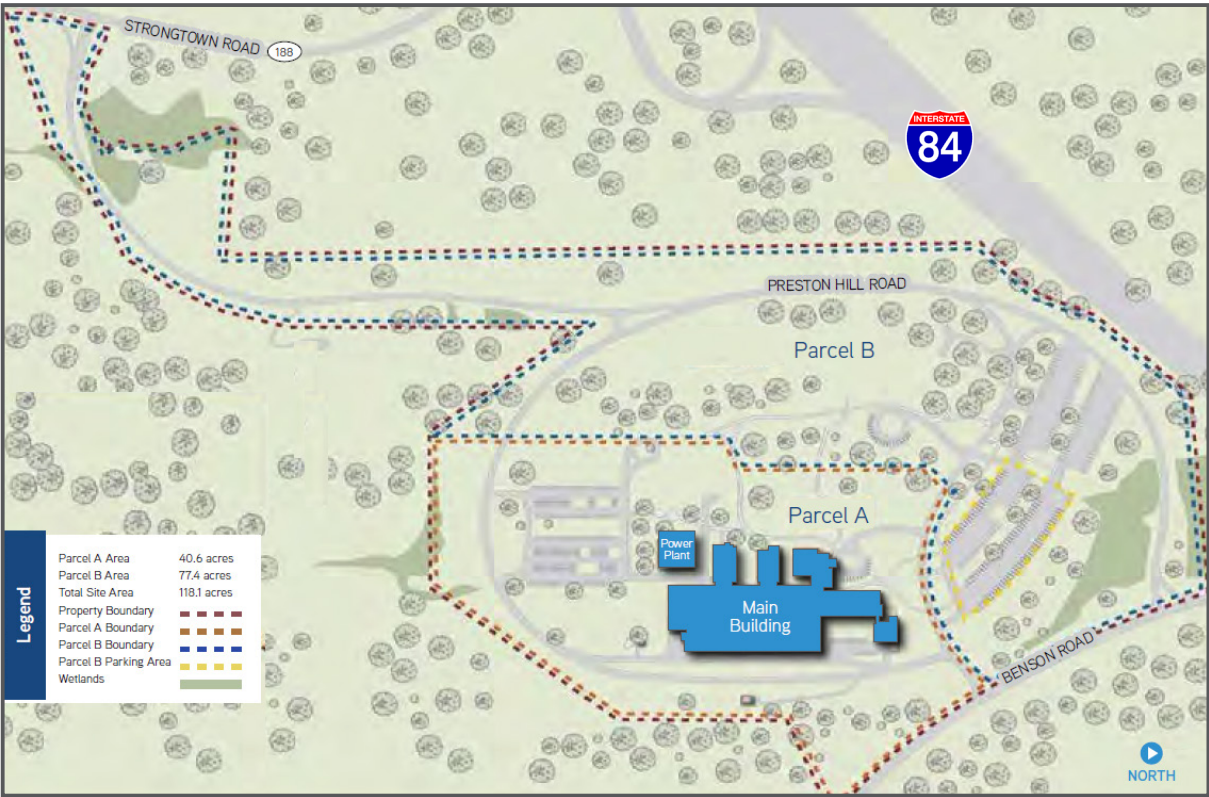
Real property tax incentive for both new developments and capital improvements to existing facilities engaged in commercial/industrial development

### CONNECTICUT ENERGY FINANCE AND INVESTMENT AUTHORITY

State and municipal financing assistance for energy efficient improvements



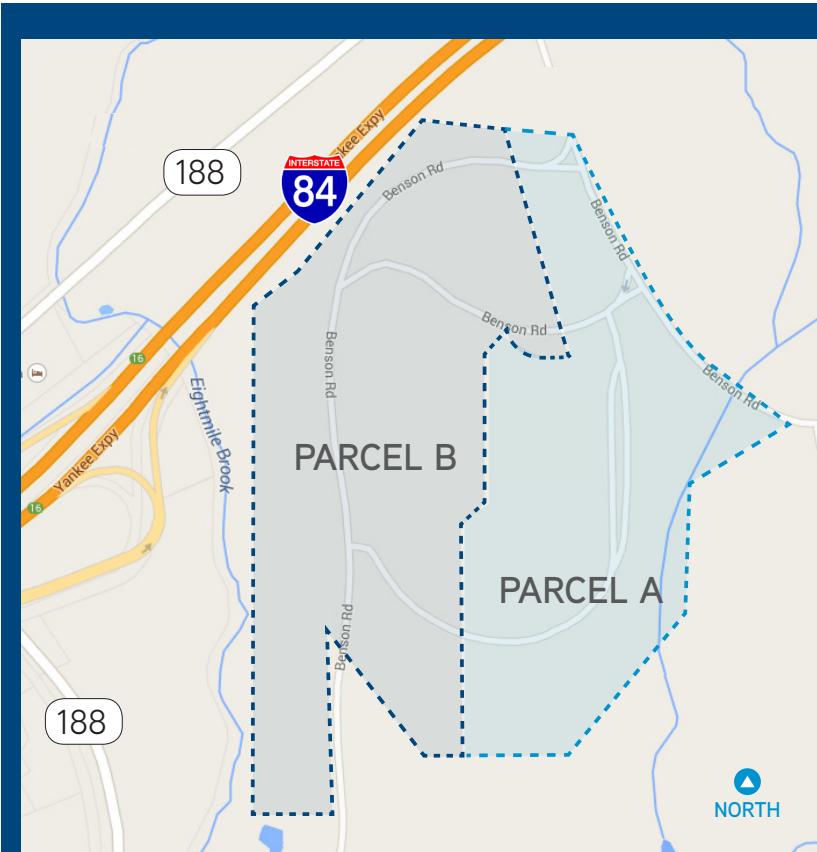
# Preston Park > Site Survey



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.







This property is located in the northern part of New Haven County known as the Naugatuck Valley, Middlebury, Connecticut. There is a strong manufacturing and chemicals history with companies such as American Brass, US Rubber, and Timex all originating in Central Naugatuck Valley.

It is estimated that there are 270,490 people in a 10 mile radius from the property. The estimated average income is \$79,604. The estimated median home value is \$417,683 within a 3 mile radius of the property.

Distance From Major Cities

Location	Distance
Hartford, CT	38 miles
Fairfield County	26.5 miles
Boston, MA	140 miles
New York City, NY	86.6 miles
Providence, RI	127 miles



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## Preston Park > Demographics

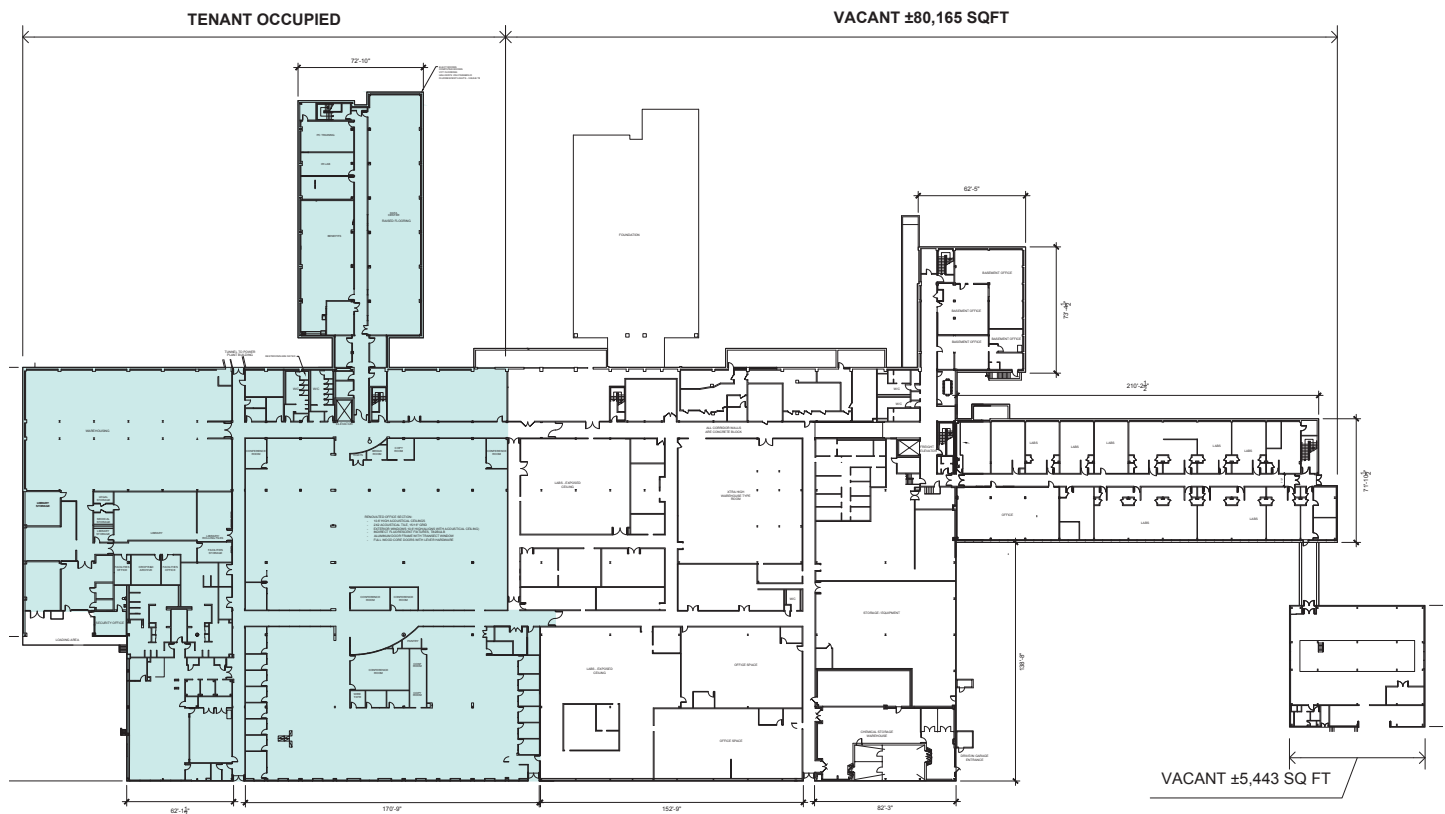
POPULATION	3 MILE	5 MILE	10 MILE
2022 Projection	9,952	48,761	267,000
2017 Estimate	10,010	48,780	268,235
2010 Census	10,102	47,843	270,015
Growth 2017-2022	(0.58%)	(0.04%)	(0.46%)
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2022 Projection	3,513	19,965	102,545
2017 Estimate	3,537	19,945	103,023
2010 Census	3,582	19,413	103,610
Growth 2017 - 2022	(0.68%)	0.10%	(0.46%)
2017 AVG HH INCOME	\$139,072	\$103,584	\$87,015
2017 MED HH INCOME	\$111,709	\$77,488	\$63,792
Median Home Value	\$395,876	\$276,342	\$231,948
Median Year Built	1980	1975	1967
BUSINESS EMPLOYMENT	3 MILE	5 MILE	10 MILE
Manufacturing	47 businesses	86 businesses	534 businesses
Scientific & Technology Svc	69 businesses	348 businesses	1,328 businesses
Construction	56 businesses	230 businesses	1,176 businesses

*Provided by Costar*

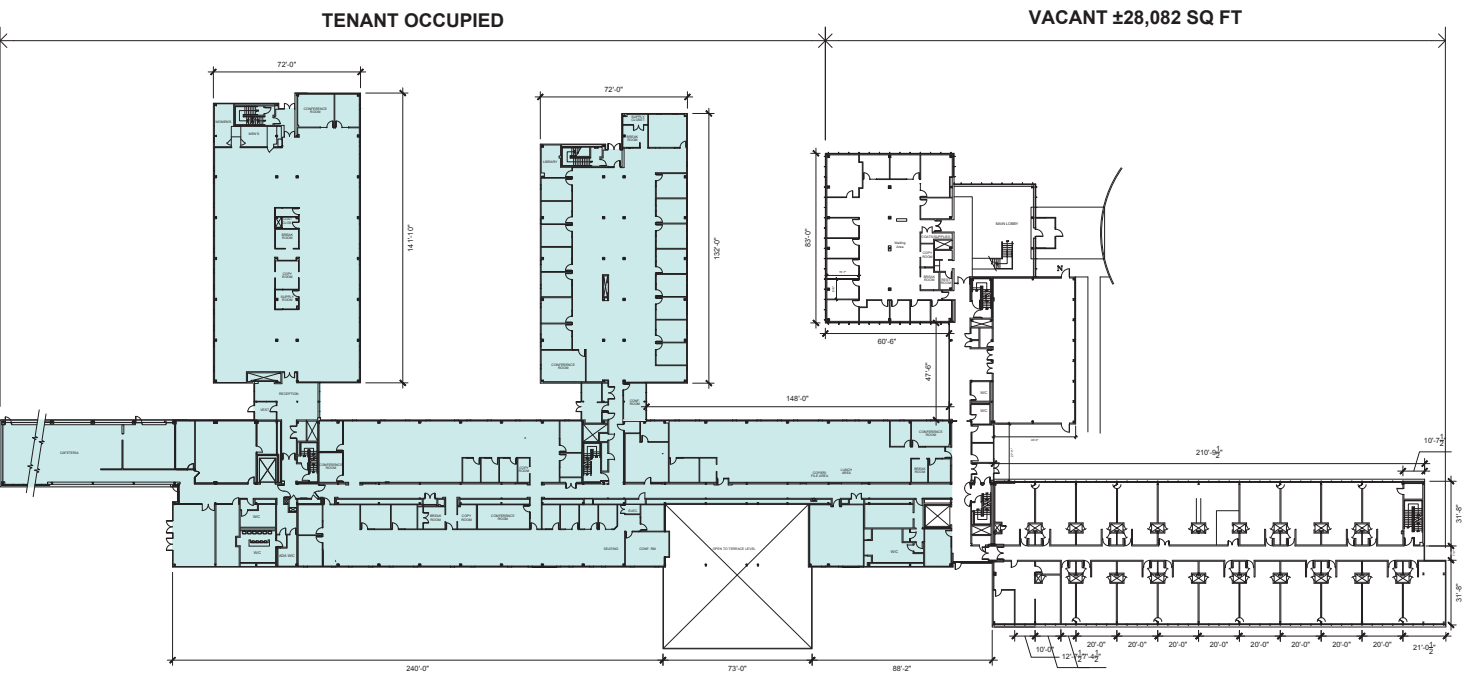
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## TERRACE FLOOR



## GROUND FLOOR



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HARTFORD, CT  
[james.basquil@colliers.com](mailto:james.basquil@colliers.com)

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