



OFFERING MEMORANDUM

INDUSTRIAL SPACE FOR LEASE

75 Commerce Circle, Durham, CT 06422

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



75 Commerce Circle, Durham, CT 06422

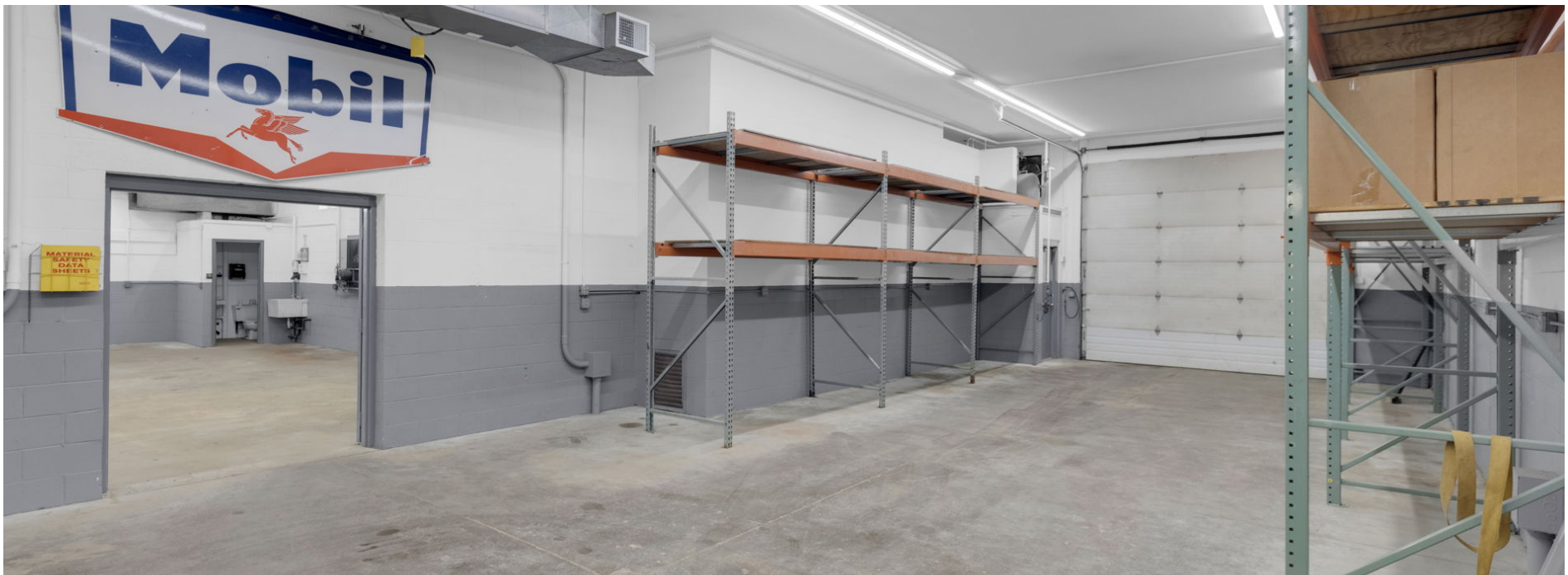
Offered at \$20.46/SF/Year

Positioned within Durham's Commerce Circle, this rare industrial/flex offering presents a highly functional and versatile setup tailored for a wide range of commercial users. The property features approximately 1,803 square feet of renovated office space complemented by 3,029 square feet of garage and industrial area, thoughtfully designed to support both administrative and operational needs under one roof. A dedicated decontamination wash-down area further enhances its appeal for specialized users, including contractors, environmental services, and field-based operations. The expansive outdoor yard provides exceptional capacity for fleet parking, equipment storage, and seamless maneuverability, while additional lean-to structures offer valuable covered storage solutions. This turnkey property delivers an efficient and well-balanced combination of office, garage, and yard space—ideal for contractors, landscaping companies, excavation firms, and other service-oriented businesses seeking a centralized and fully equipped operational hub.

PROPERTY SPECIFICATIONS

Highlights

- Dedicated decontamination wash-down area
- Ample outdoor space for parking and maneuverability
- Lean-to structures for covered, dry storage
- Move-in ready condition
- Excellent layout for office + operations in one location
- Ideal for contractors, environmental, and service-based users
- Lease rate does not include utilities, property expenses or building services
- Central Air Conditioning
- Recessed Lighting
- Large yard for fleet
- Environmental-ready facility
- Strong fit for trades, logistic
- On-site wash-down
- Partitioned Offices
- Natural Light
- Drive-in bays

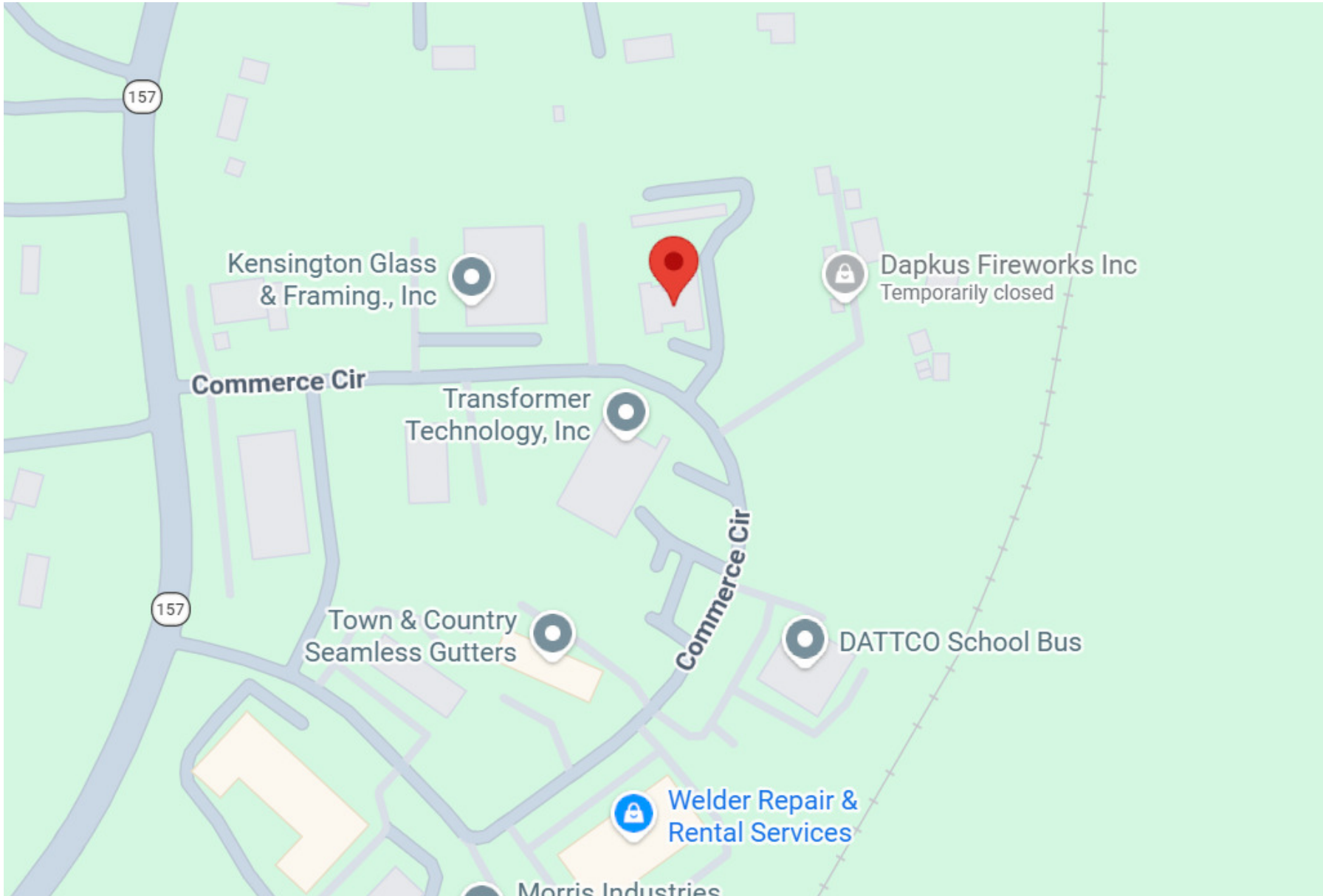


DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	468	9,372	51,107
Median Age	45.4	47.5	45.2
Median Household Income	\$154,847	\$121,471	\$101,778
Average Household Income	\$139,090	\$143,998	\$128,804



GOOGLE MAP

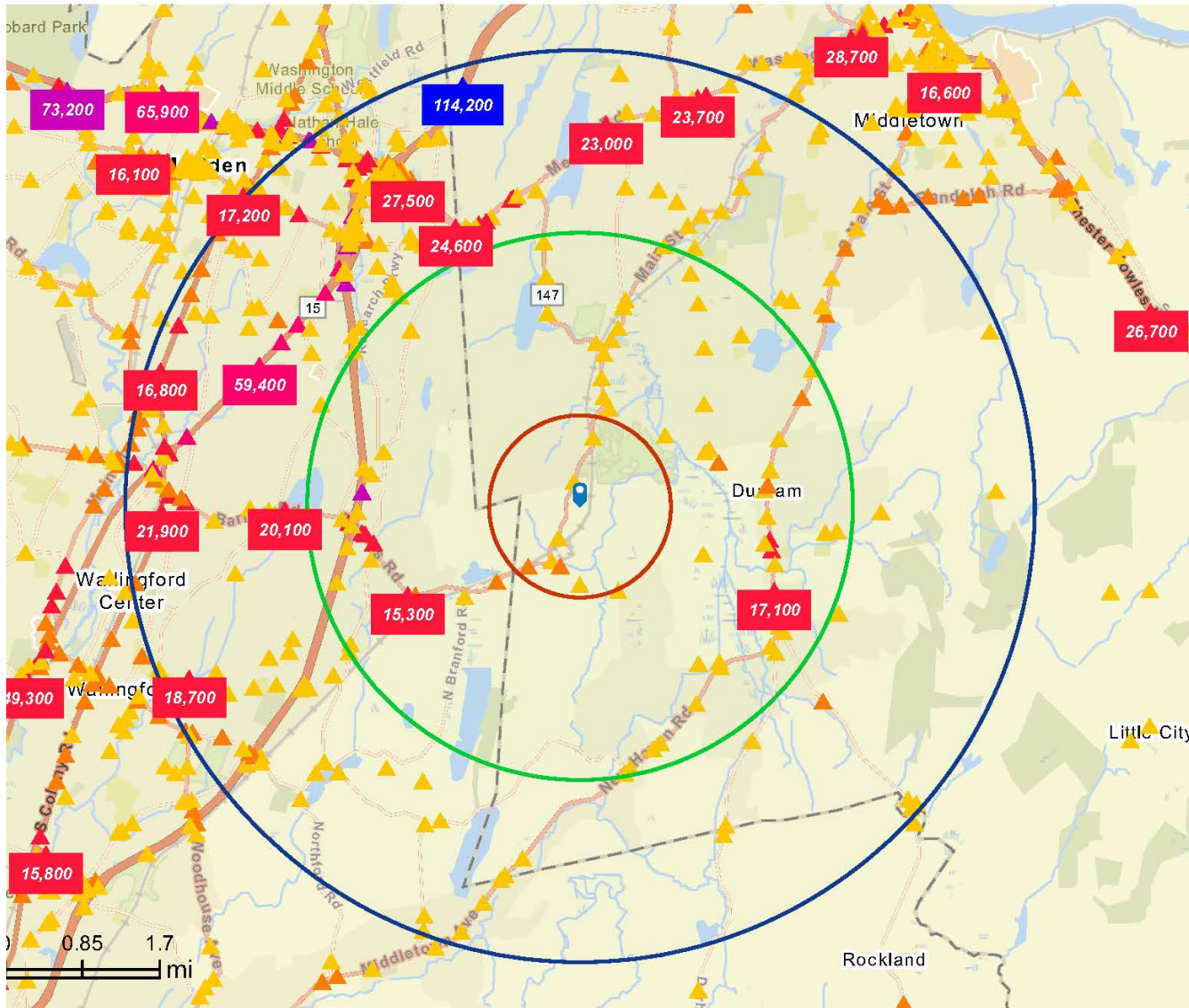


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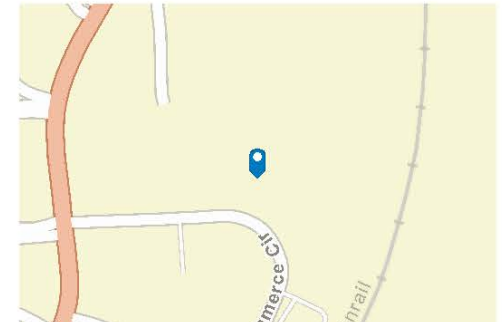


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TRAFFIC COUNTS

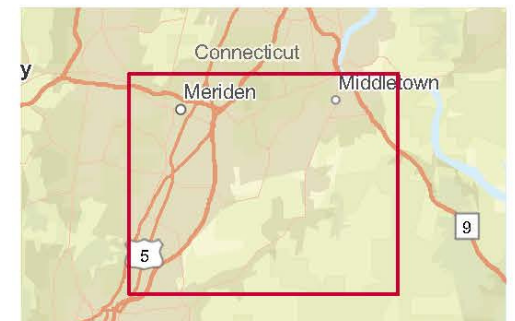


Traffic Count Map
75 Commerce Cir, Durham, Connecticut, 06422
Range: 1, 3, 5 mile radii

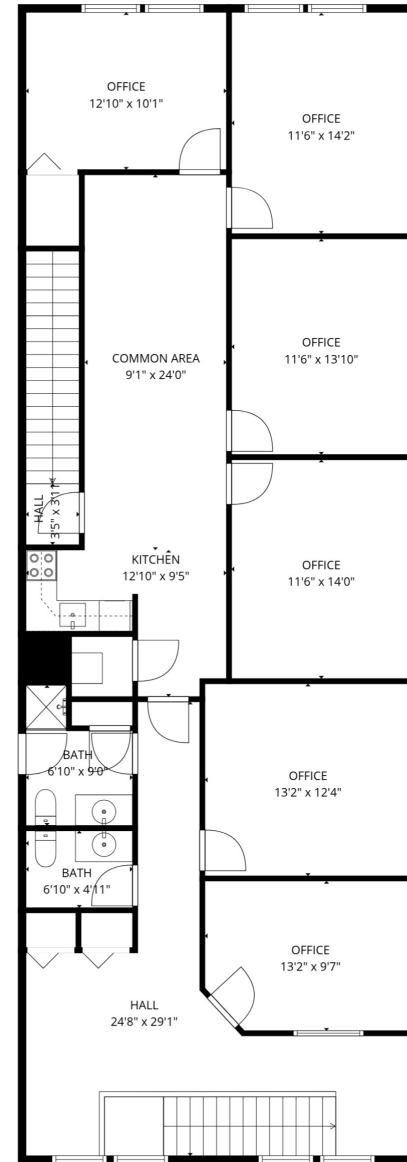
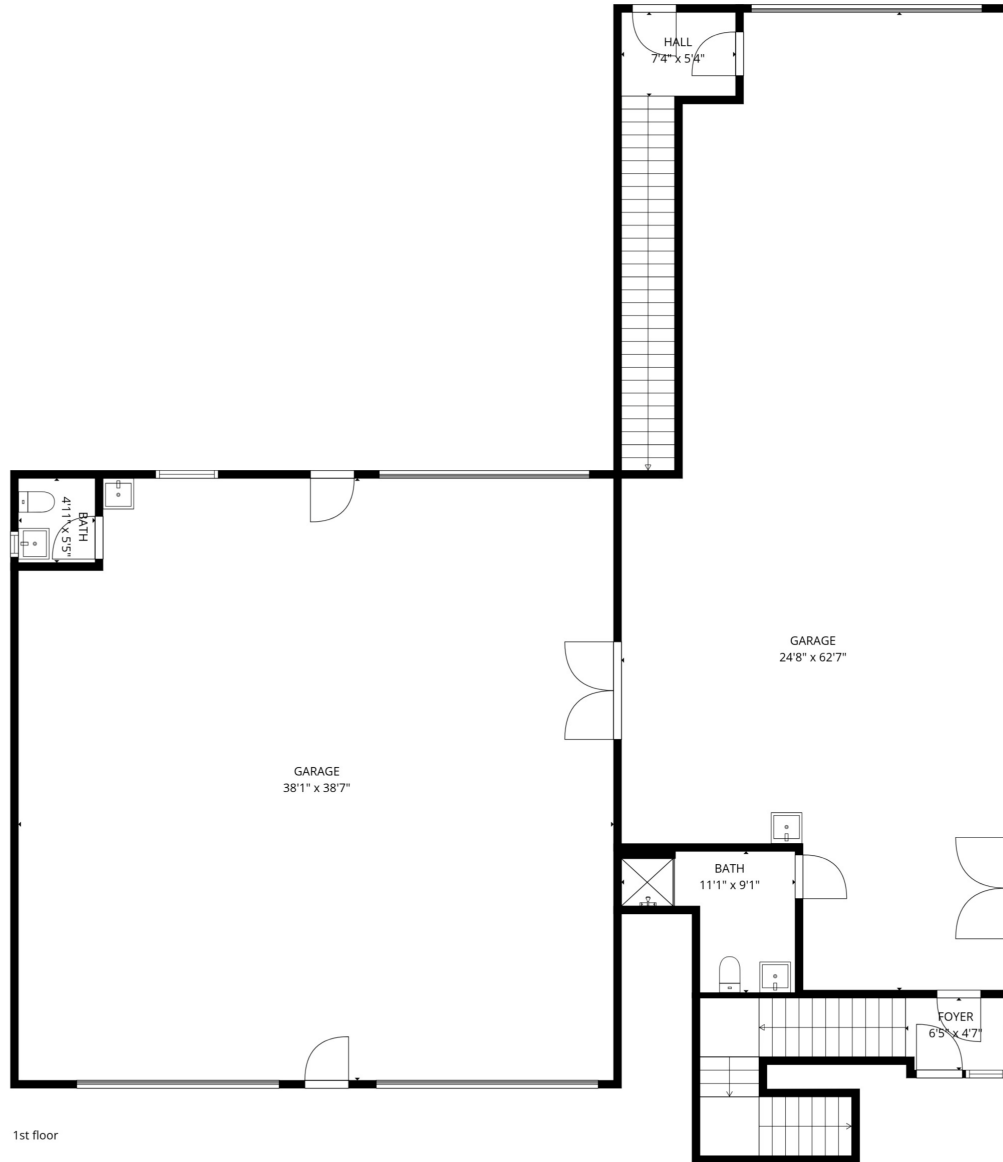


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



FLOOR PLANS



PROPERTY PHOTOS



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