



OFFERING MEMORANDUM

MULTI-USE INVESTMENT OPPORTUNITY

15-17 HALLS MILL ROAD
PRESTON, CT

EXCLUSIVELY LISTED BY

DYLAN LAGRANDEUR
SENIOR AGENT
DYLANLAGRANDEUR@BHHSNE.COM
RES.0805892

KYLE SCHRADER
SENIOR AGENT
KYLESCHRADER@BHHSNE.COM
RES.0808754

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISIONSM



IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway Commercial Division for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Berkshire Hathaway Commercial Division.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Berkshire Hathaway Commercial Division and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.





TABLE OF **CONTENTS**

- 01 INVESTMENT OVERVIEW
- 02 PROPERTY DETAILS
- 03 PROFORMA & POTENTIAL USE
- 04 MAP & FLOOR PLANS
- 05 PROPERTY PHOTOS

01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

PROPERTY ADDRESS	15-17 Halls Mill, Preston, CT
NUMBER/TYPES OF BUILDINGS	3 BUILDINGS // RESIDENTIAL DUPLEX // INDUSTRIAL/OFFICE // GARAGE/STORAGE
SQUARE FEET	1,683 SQFT DUPLEX // 8,400 SQFT INDUSTRIAL/OFFICE // 2,124 GARAGE/STORAGE // 12,207 TOTAL
LOT SIZES	1.38 Acres R-60 Zone // 2.12 Acres Industrial Zone // 3.5 Total
ZONING	R-60 // INDUSTRIAL
ASKING PRICE	\$1,300,000



PROPERTY SUMMARY

Offered as a single combined acquisition, 15 & 17 Halls Mill Road presents a rare opportunity to acquire a versatile, income-producing property with both residential and industrial components on a combined 3.5 acres in Preston, Connecticut. The offering consists of two distinct parcels under common ownership, providing a buyer with immediate utility across multiple uses.

17 Halls Mill Road anchors the offering as an 8,400 SF industrial warehouse and office complex zoned Industrial, featuring a fully built-out professional office wing and a well-equipped warehouse with five overhead doors, climate-controlled bay, and heavy utility infrastructure. The property is ideally suited for an owner-operator, contractor, or small-to-mid-size industrial business seeking a turnkey facility with meaningful office presence.

15 Halls Mill Road complements the commercial parcel with a two-unit residential duplex on 1.38 acres, zoned R-60 — providing an on-site housing option that pairs naturally with the adjacent commercial operation.

Together, the parcels offer a compelling blend of operational flexibility, income potential, and long-term land value in a low-density, light-industrial corridor of southeastern Connecticut.



02

PROPERTY DETAILS

BUILDING 1 - DUPLEX

BUILDING 2 - INDUSTRIAL/OFFICE

BUILDING 3 - GARAGE/STORAGE



BUILDING 1-DUPLEX

1683 SQFT // 1.38 ACRES // R-60

- Number of Units – 2
- Unit 1 – 1 Bed/1 Bath
- Unit 2 – 2 Bed/1 Bath
- Separately Metered Electric
- Heat Type – Baseboard
- Heat Source – Propane Boiler (2 Zone)
- Heating Fuel – Propane
- Roof Type – Asphalt Shingle
- Roof Age – 20 years (approx.)
- Unit 1 Hot Water Source – Electric Water Heater
- Unit 2 How Water Source – Propane Boiler
- Shared Septic & Well



Set on 1.38 acres along Halls Mill Road in Preston, this two-unit residential duplex offers a straightforward income component to complement the industrial parcel at 17 Halls Mill Road. The 1,683 SF structure — built in 1918 and styled as a two-story family conversion — houses two separately metered units with independent electric service. Unit 1 is a one-bedroom, one-bath unit that underwent a full remodel in 2024, presenting in turnkey condition.

BUILDING 2-INDUSTRIAL/OFFICE

8400 SQFT // 2.12 ACRES // INDUSTRIAL

- Shared Septic & Well • Asphalt Shingle Roof (2015) • Ample Parking/Outdoor Storage

OFFICE SPACE // 4,400 SQFT

- Heat Type – Forced Hot Air
- Heating Fuel – Propane
- Cooling Type – Central Air
- Bullpen/Cubicle Area
- Reception Area
- Number of Individual Offices – 8
- Conference Rooms – 1
- Storage/Utility Rooms – 2 (1 w/sink)
- Bathrooms – 2

INDUSTRIAL SPACE // 4,000 SQFT

- Ceiling Height – 13'4"
- Heat Type – Infrared
- Cooling Type – Central Air (Single Bay)
- Overhead Doors – 5
- Overhead Doors Height – 12'w 11' 6" h
- Sloped Floor Drains in Large Area
- Single Bay Fully Climate Controlled
- Bathrooms – 1

Situated on 2.12 acres, 17 Halls Mill Road is an 8,400 SF commercial warehouse building built in 1983, comprising 4,400 SF of finished office space and 4,000 SF of industrial warehouse space. The property is served by a shared septic and well, features an asphalt shingle roof replaced in 2015, and offers ample paved parking with outdoor storage area. The office wing is well-appointed for an owner-operator, featuring a reception area, bullpen/cubicle space, eight private offices, one conference room, two storage/utility rooms (one with sink), and two bathrooms. Heat is forced hot air, propane-fueled, with central air cooling throughout. The warehouse portion offers 4,000 SF of clear-span industrial space with 13'4" ceiling height, five 12-wide by 11'6"-tall overhead doors, sloped floor drains, infrared heat, and a single fully climate-controlled bay with central air. One bathroom serves the warehouse area.



BUILDING 3-GARAGE/STORAGE

2124 SQFT // 2.12 ACRES // INDUSTRIAL

- Ceiling Height 11' 9" High // 8' Low
- 2 Overhead Doors (7'w 9'h // 10'w 10'h)
- Additional 1st & 2nd Floor Storage
- 2nd Floor Bathroom



03

POTENTIAL USE



POTENTIAL USE

POTENTIAL USE

A flexible asset with multiple viable paths for the right buyer

The combination of 10,524 SF of industrial and office space, a two-unit residential duplex, and 3.50 combined acres of PI and R-60 zoned land creates a platform that supports meaningfully different acquisition strategies. Two buyer profiles stand out as the strongest fits.

OWNER-OPERATOR

Occupy, operate, and grow – without rezoning

- Take immediate possession of a fully built-out commercial facility with 4,400 SF of private office space and 4,000 SF of warehouse/shop
- Five overhead doors (12'W x 11'6"H), climate-controlled bay, and infrared-heated warehouse ready for day-one operations
- The PI parcel supports approximately 23,000 SF of total building area – the current footprint uses roughly half, leaving 12,500+ SF of expansion capacity within existing zoning
- The residential duplex provides on-site housing for an owner, key employee, or caretaker – or generates supplemental income while the business scales

INCOME INVESTOR

Lease the commercial space, collect residential income, hold the land

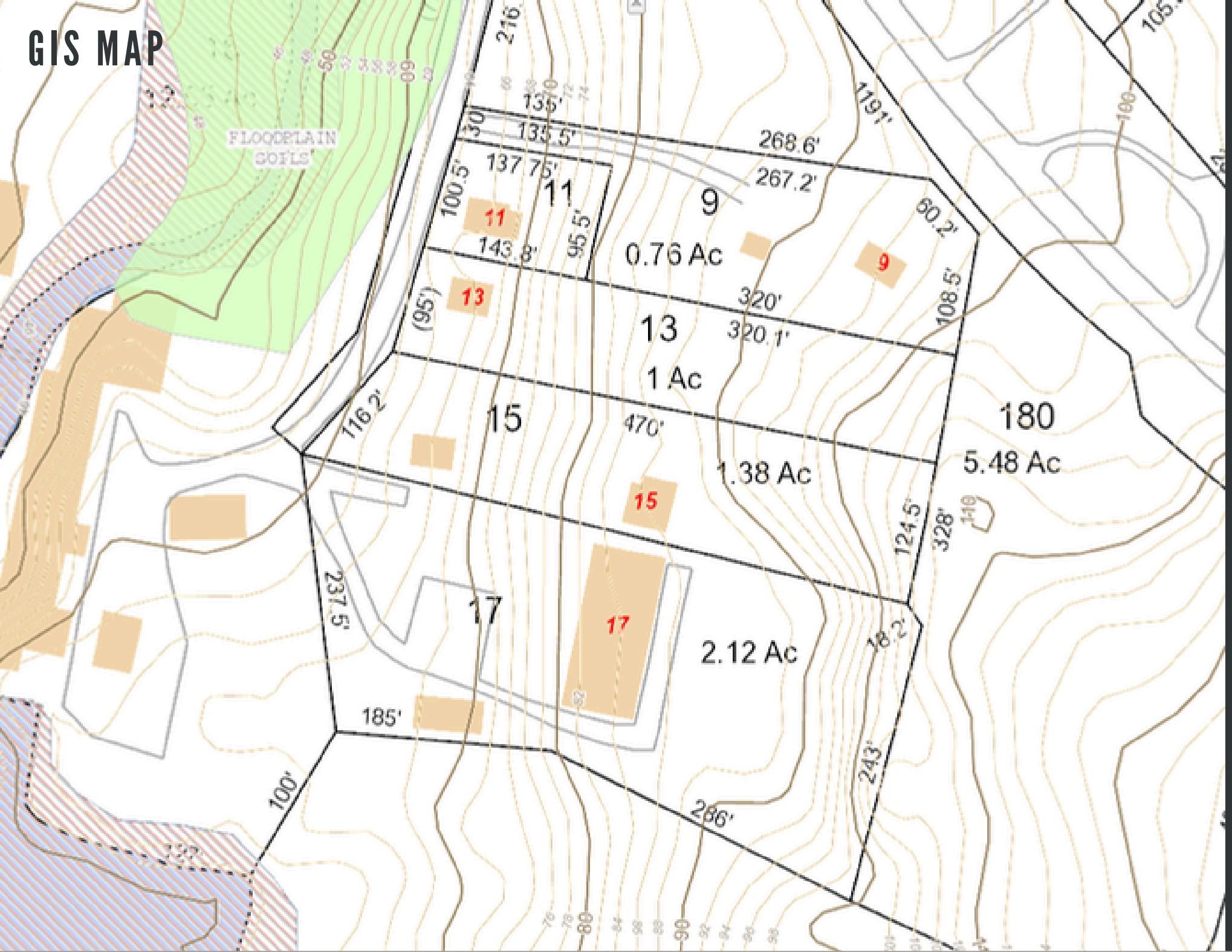
- Industrial and warehouse properties in eastern Connecticut continue to see strong leasing demand and cap rate compression – a well-positioned asset at this price point is difficult to replicate
- The 8,400 SF commercial building is well-suited for a single industrial tenant or an office/warehouse split-lease structure
- The two-unit duplex delivers a secondary residential income stream, conveyed vacant and ready for immediate lease-up at market rents
- Land basis across 3.50 acres provides long-term optionality – including a future zone change petition to unify both parcels under PI zoning

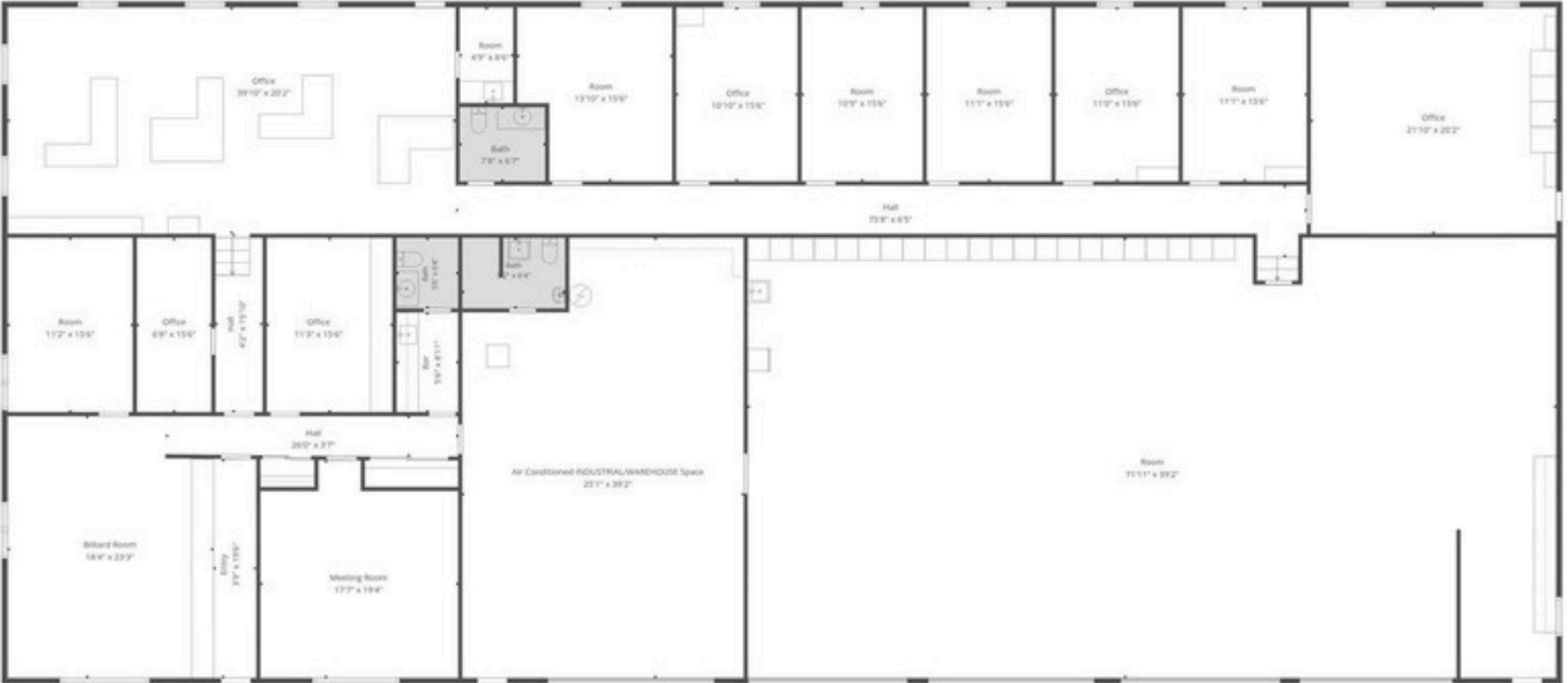
04

MAP & FLOOR PLANS



GIS MAP

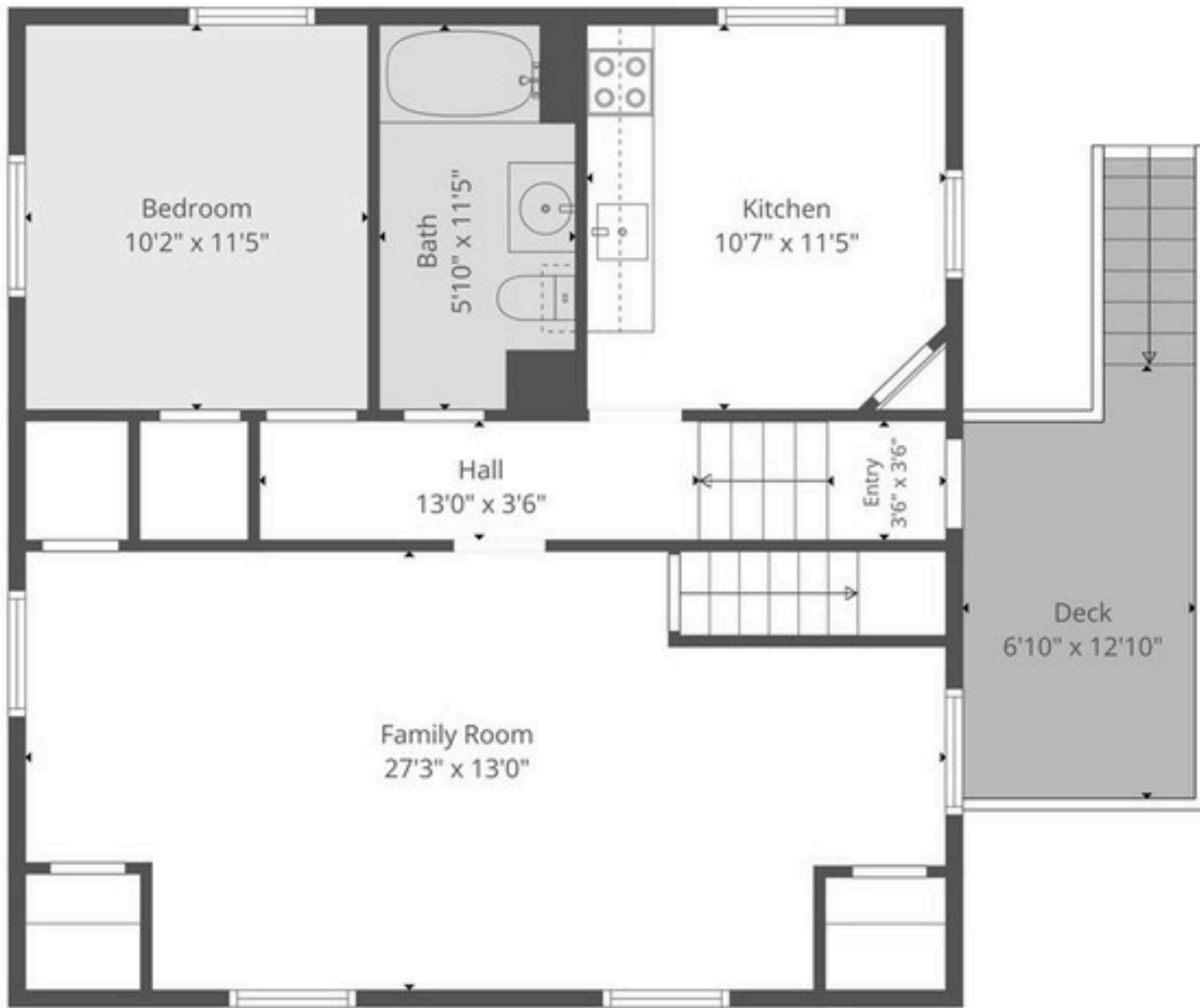




INDUSTRIAL/OFFICE



DUPLEX- 1ST FLOOR



DUPLEX-2ND FLOOR



2nd Floor

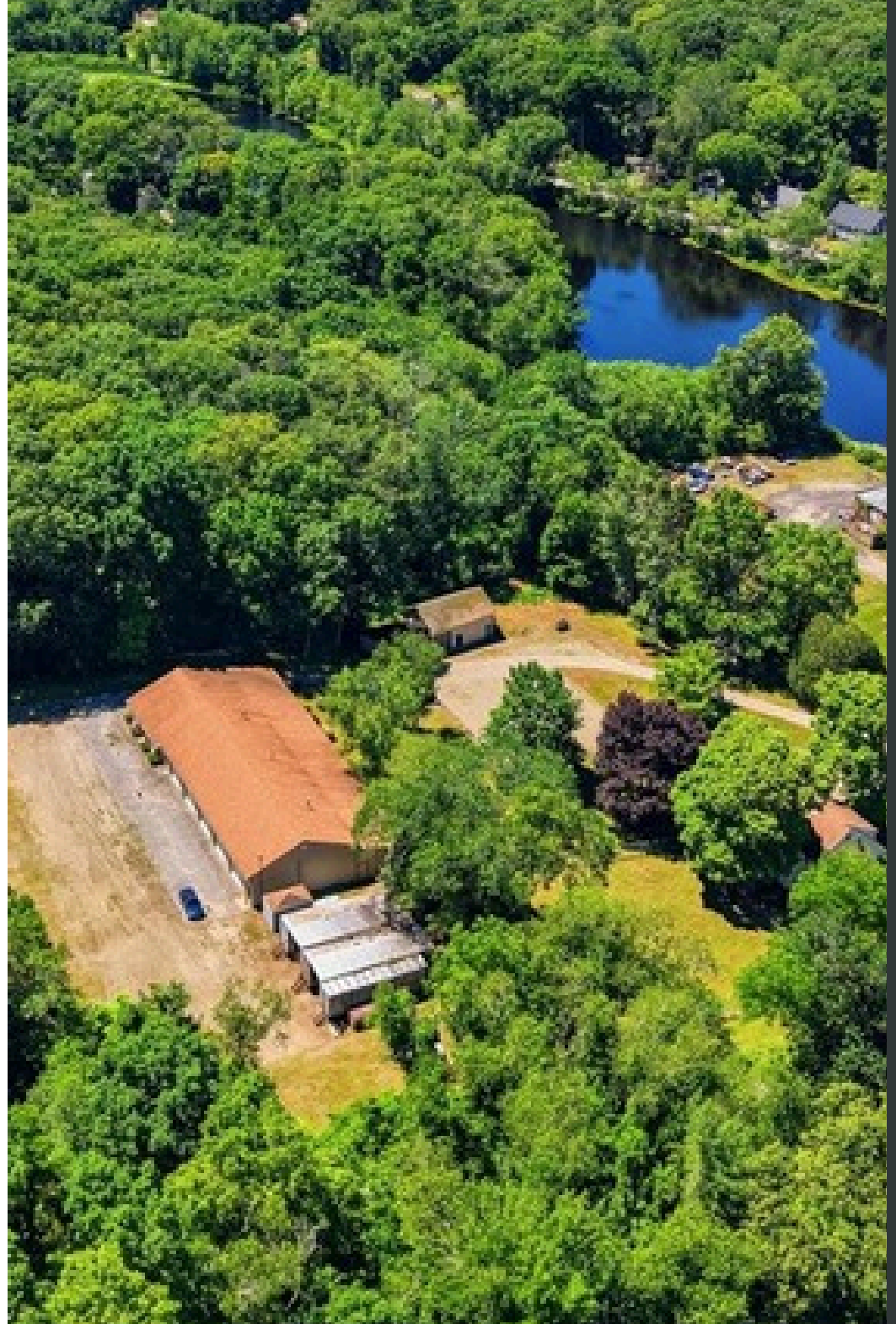


1st Floor

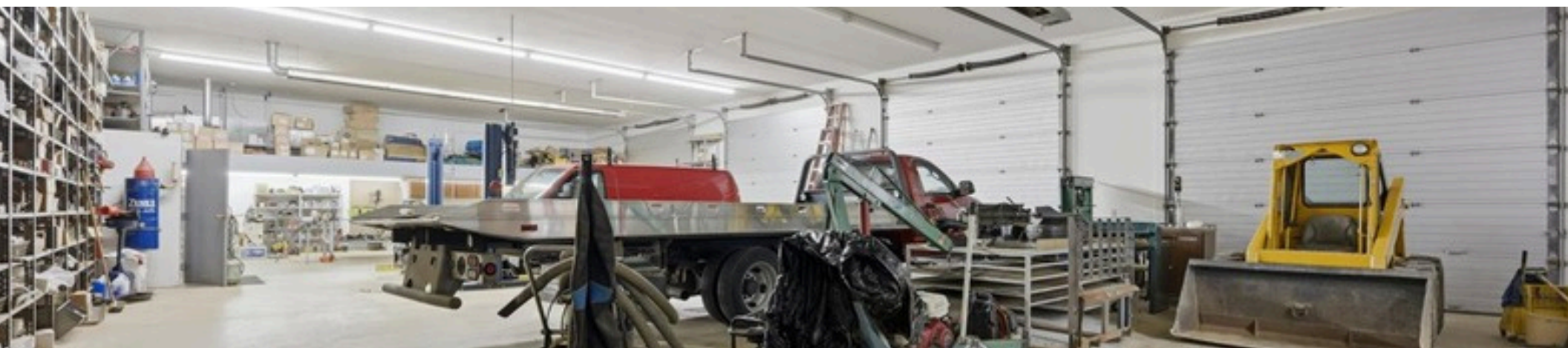
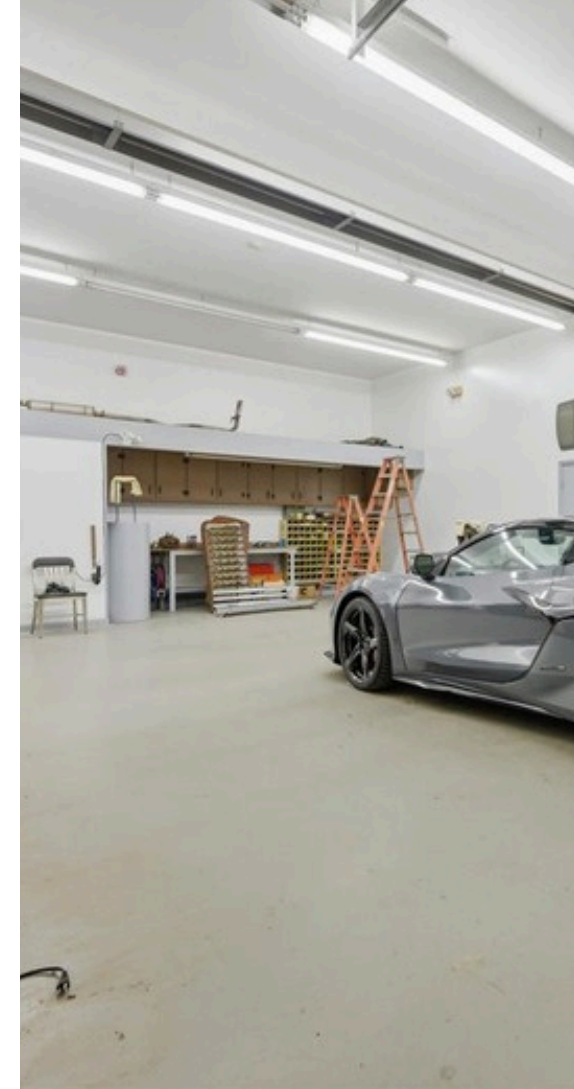
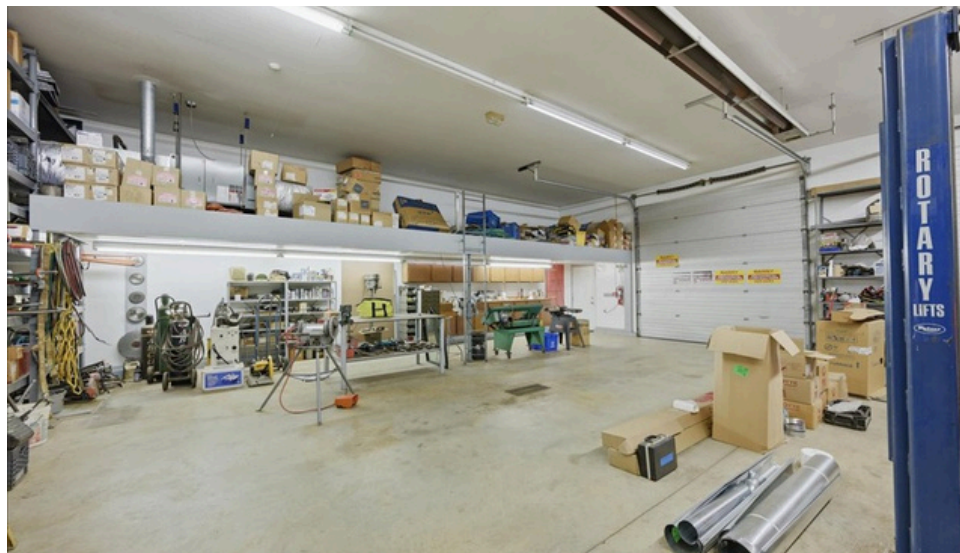
DUPLEX-2ND FLOOR

05

PROPERTY PHOTOS

















AREA OVERVIEW

PRESTON, CT

Preston is a small, rural town in New London County in the heart of southeastern Connecticut, situated along the Quinebaug and Shetucket Rivers at the edge of the Last Green Valley National Heritage Corridor. With a population of approximately 4,700 and a land area of roughly 38 square miles, Preston offers the character of a quiet New England community with the practical advantages of a well-positioned commercial location.

The town sits at a natural crossroads of the region's primary commercial corridors. Route 2 — one of eastern Connecticut's principal east-west arterials — runs directly through Preston, providing efficient access to Norwich to the west and the Rhode Island state line to the east. Interstate 395 is minutes away, connecting the area to I-95, New London, and the broader Connecticut and Rhode Island markets. T.F. Green Airport in Providence and Bradley International in Windsor Locks are both within approximately 90 minutes.

Preston's Planned Industrial zoning district reflects the town's long-standing recognition of its value as a light industrial and commercial location — offering businesses the space, land basis, and operational flexibility that is increasingly difficult to find in more densely developed markets. The surrounding region is anchored by the Norwich and New London economic base, with proximity to the Electric Boat/General Dynamics shipbuilding campus in Groton, Pfizer's global research headquarters in Groton, and a growing healthcare and defense contractor presence throughout the county.

Preston Riverwalk, a \$600 million mixed-use redevelopment of the former Norwich State Hospital campus, represents one of the most significant development projects in the northeastern United States. Spearheaded by the Mohegan organization on a 393-acre riverfront site along the Thames River, the project is planned to include hotel and retail space, restaurants, housing, a marina, an RV park, and outdoor and indoor attractions — all as a non-gaming destination. Environmental cleanup of the site was completed in October 2025, and the land transfer to the Mohegan development entity is anticipated in 2026 — positioning Preston at the center of what is expected to become a major regional tourism and economic catalyst in the years ahead.

For buyers seeking functional industrial real estate with access to a skilled regional workforce, major transportation corridors, and room to operate and grow, Preston represents a practical and underutilized location within one of New England's most active secondary commercial markets.



For additional info; including zoning regulations, scan QR code



CONTACT

Dylan LaGrandeur
Senior Agent
401-692-0773
dylanlagrandeur@bhhsne.com
RES.0805892

Kyle Schrader
Senior Agent
860-333-3242
kyleschrader@bhhsne.com
RES.0808754

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

COMMERCIAL DIVISION

Berkshire Hathaway NE Properties | 35 Thorpe Ave. Wallingford, CT,
06492 | 860-571-7405 | Brenda Maher-Broker REB.0424886
www.bhhscre.com