

FOR SALE OR BUILD TO SUIT - FULLY APPROVED SITE - 16 BERKSHIRE BLVD, BETHEL CT


PROPERTY DESCRIPTION

Prime location in Berkshire Corporate Park on 300 park-like acres. Class "A" office, research and development, flex-type, or light industrial/warehousing. Spanning the towns of Danbury, Bethel and Brookfield with easy access to I-84, Route 6 and Super 7, Berkshire Corporate Park is easily accessible from all directions. Approved for 12,000 Sq. Ft. building All utilities are serviced by underground infrastructure. Eversource services the park with a redundant electric circuit.

PROPERTY HIGHLIGHTS

- Rough site work complete for building pad and parking
- Shared driveway to be completed by Seller
- Shared maintenance of driveway
- Shared Corporate Park common charges
- Build to suit options available
- Direct visibility from I84
- Approved for 46 car parking on site
- New construction requires Berkshire Corporate Park approvals

OFFERING SUMMARY

Land Sale Price:	\$695,000
Lease Price (Core & Shell) :	\$14 NNN
Lot Size:	4.71 Acres
Build to Suit Options:	4,000 - 12,000 Sq Ft

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	385	1,530	4,090
Total Population	1,010	3,995	10,374
Average HH Income	\$112,024	\$107,089	\$108,675


MICK CONSALVO
Broker

203.241.5188

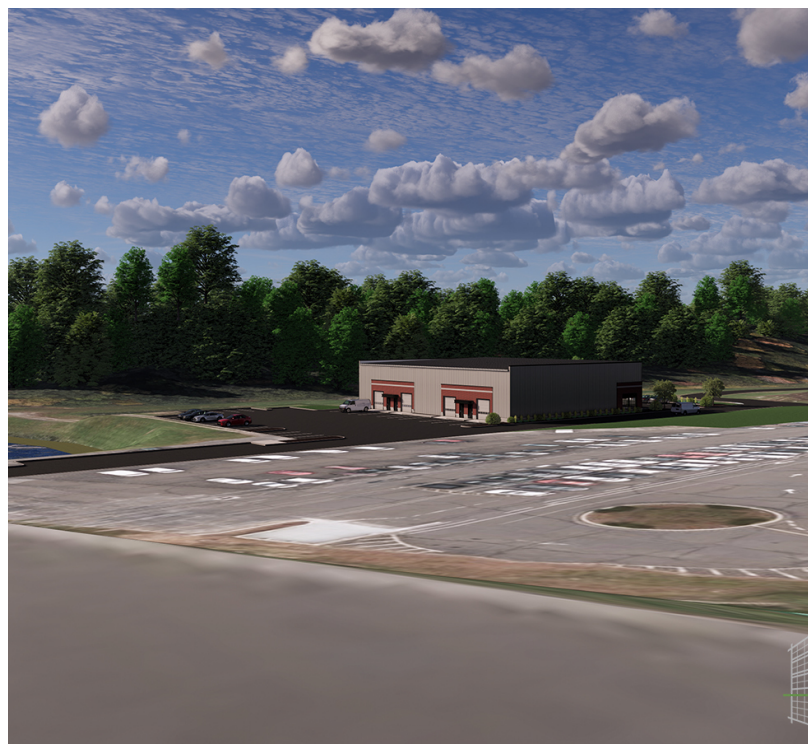
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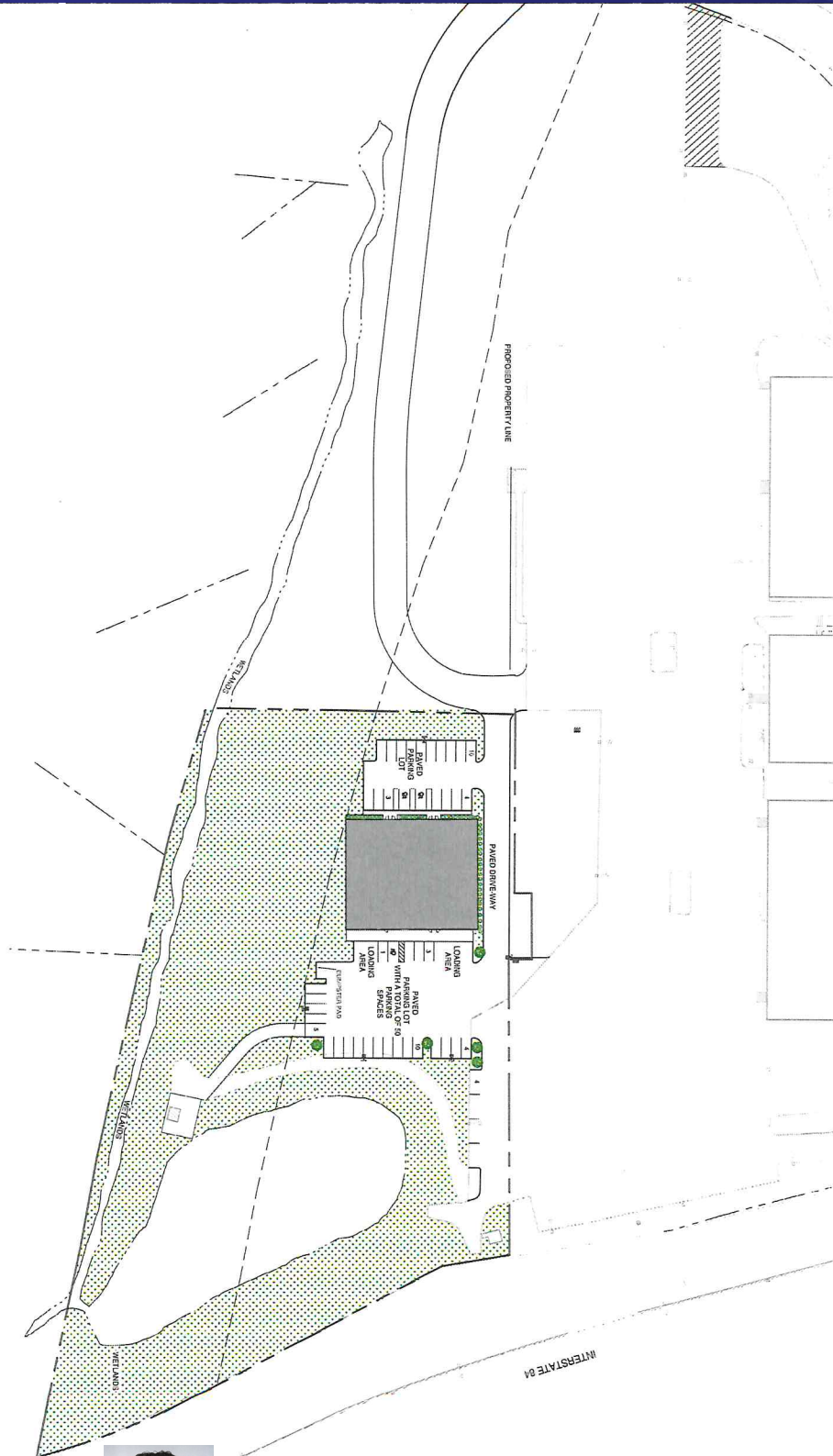
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SITE PLAN

DRAWING SUBJECT TO FIELD VERIFICATION AND CODE COMPLIANCE

MAY 31, 2023

 **BERKSHIRE CORPORATE PARK**
16 BERKSHIRE BOULEVARD BETHEL CT



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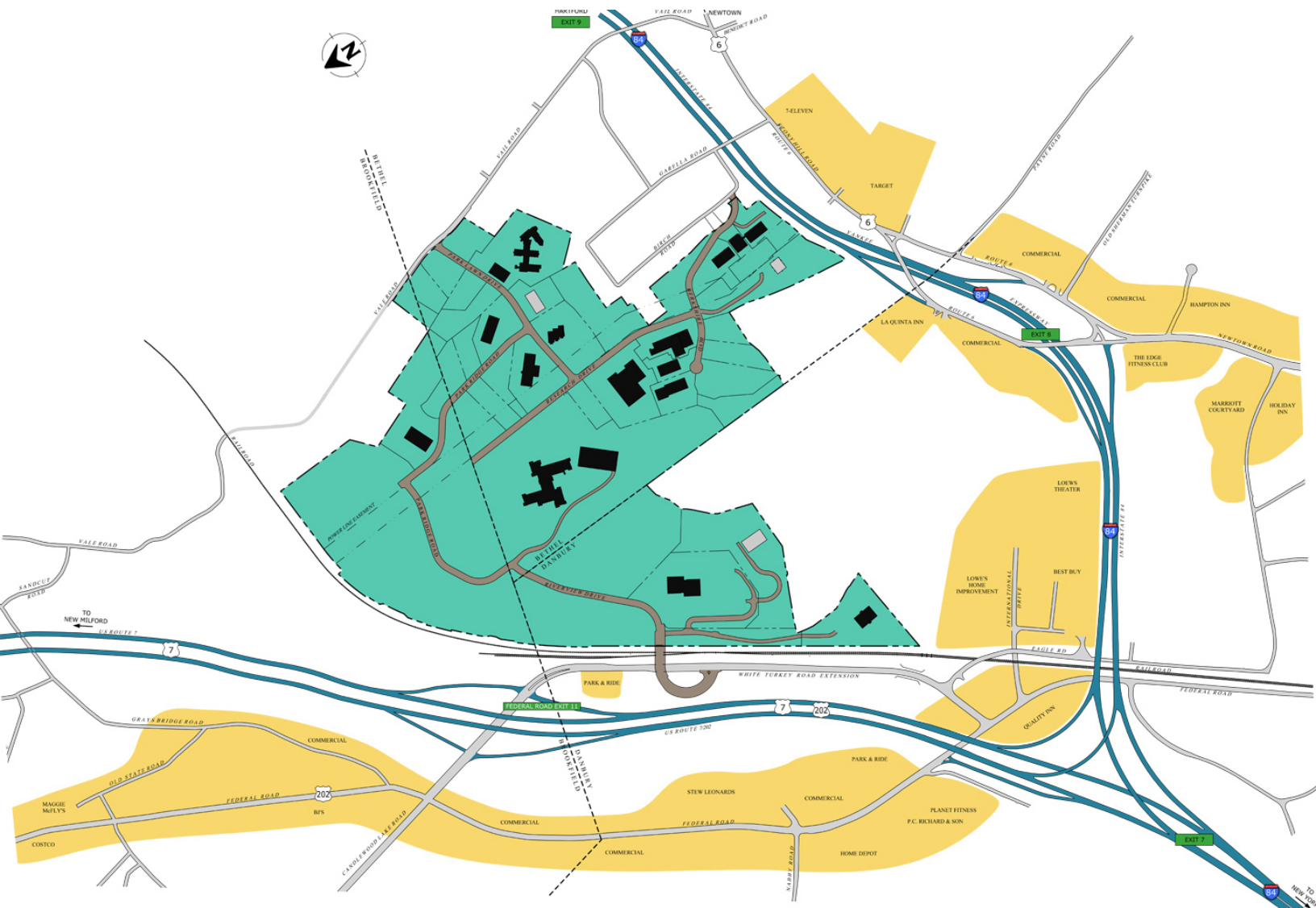
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KEY

EXISTING BUILDING	PARK PROPERTY
PROPOSED BUILDING	COMMERCIAL / RETAIL PROPERTY

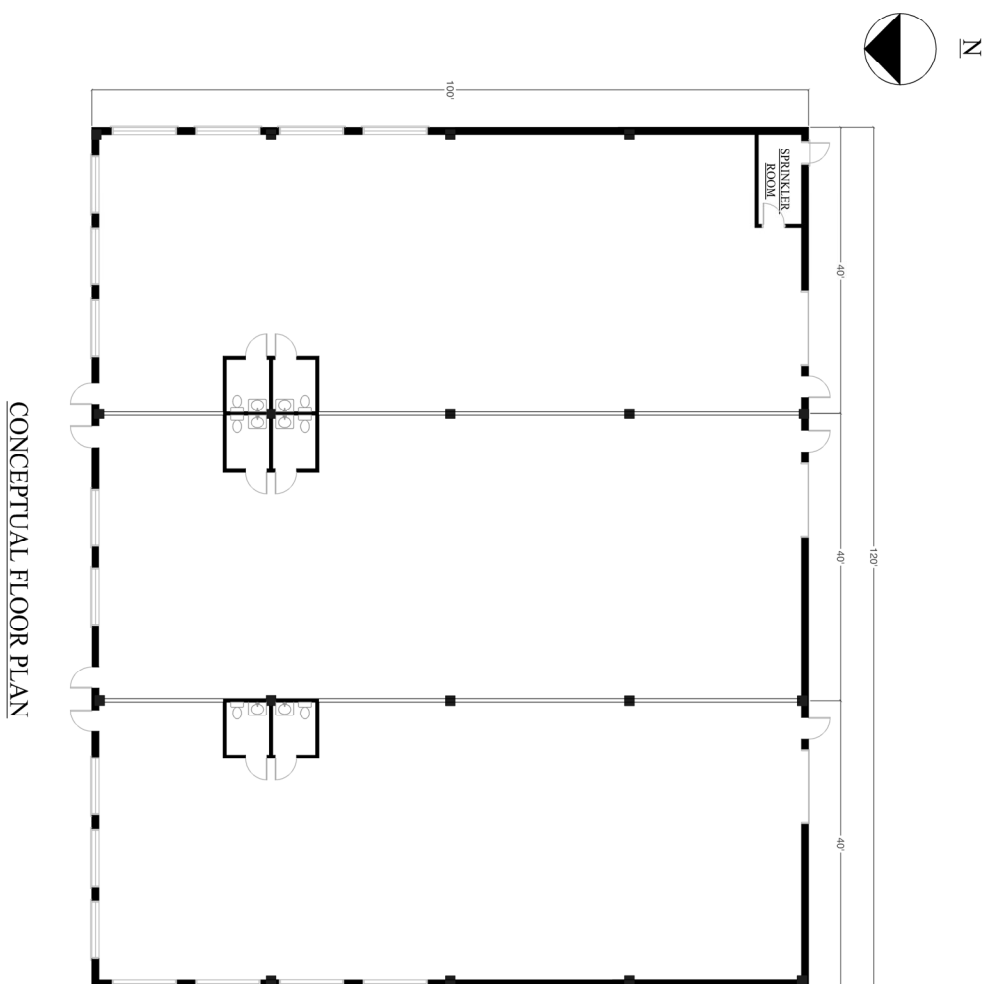
BERKSHIRE CORPORATE PARK



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JUNE 14, 2023

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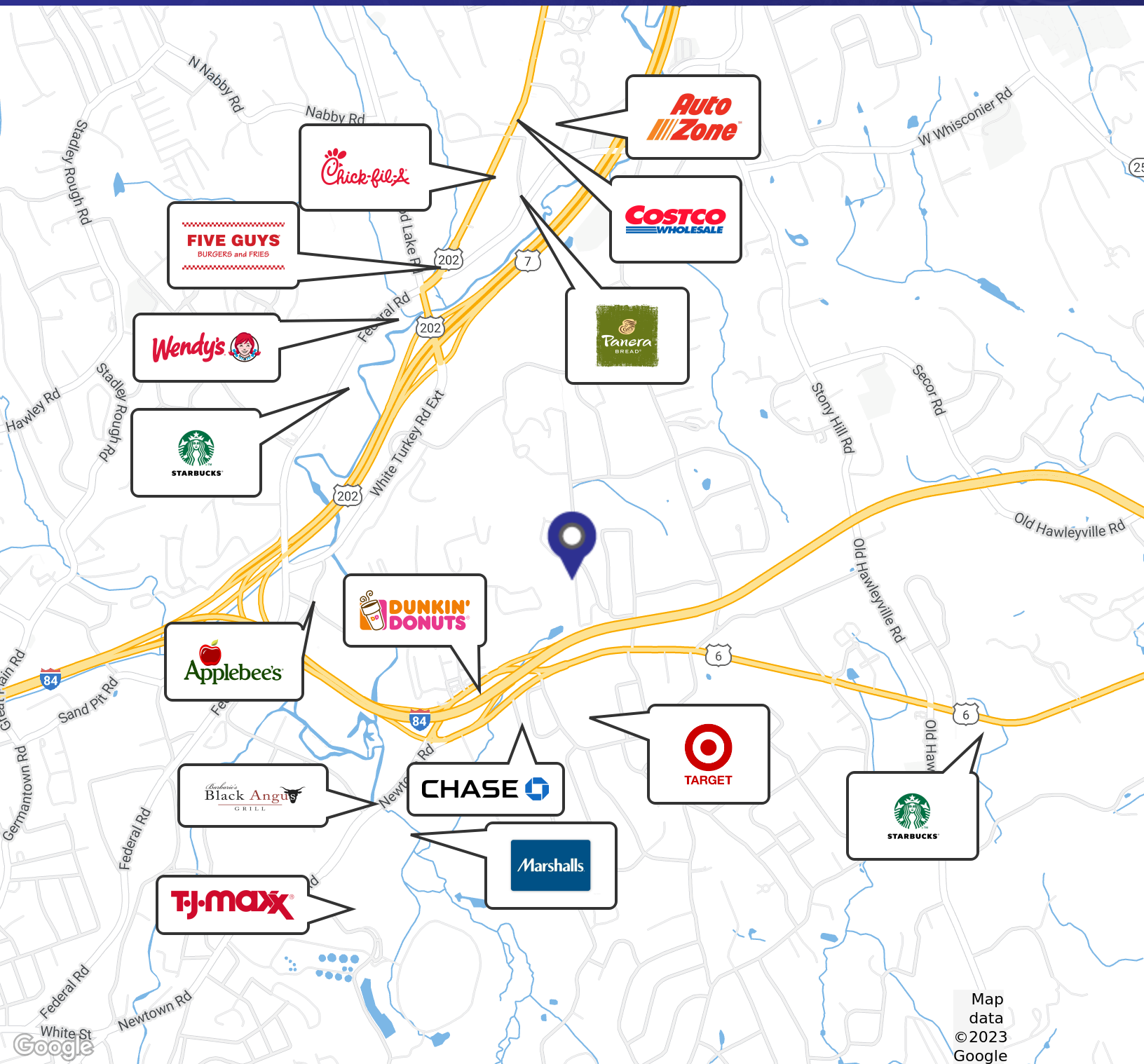
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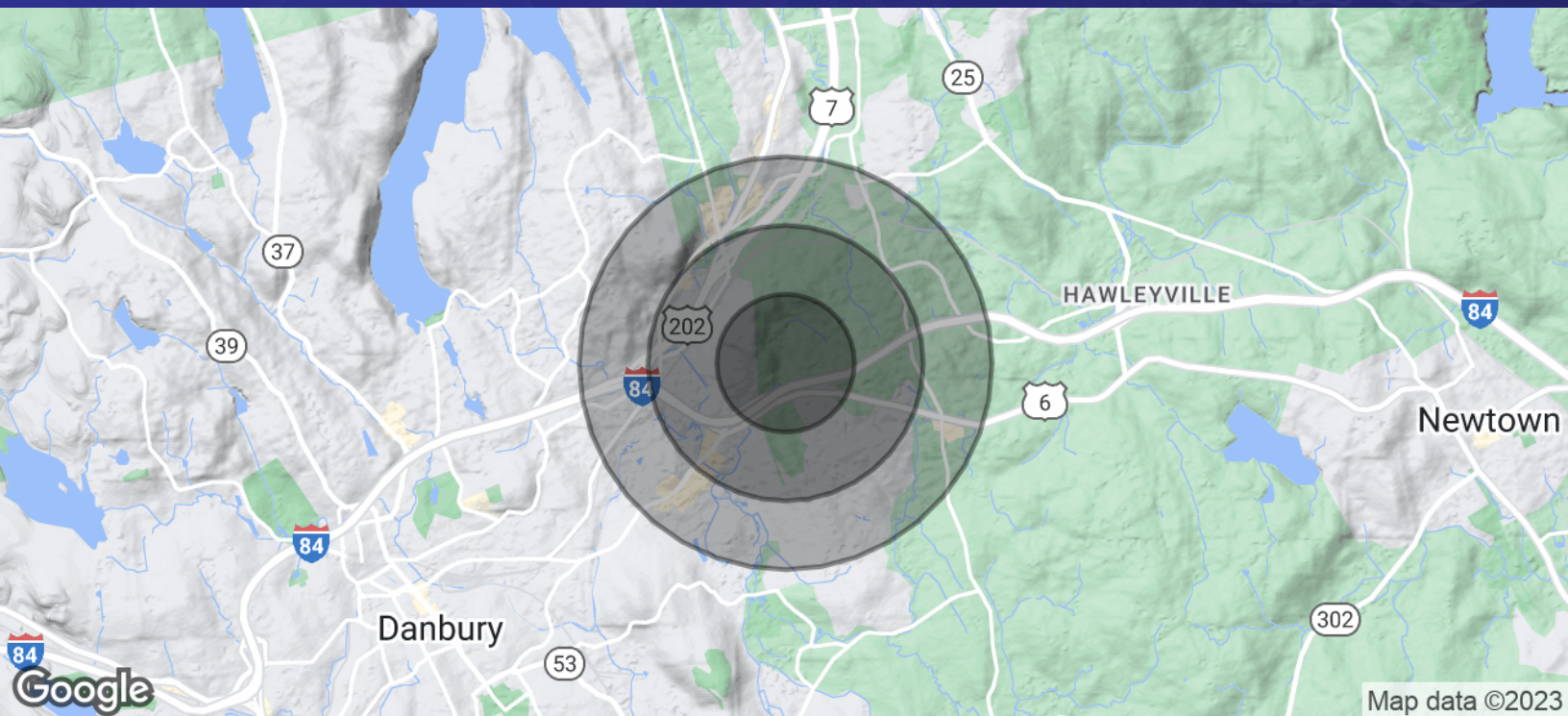
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,010	3,995	10,374
Average Age	45.3	41.3	41.0
Average Age (Male)	43.2	38.6	38.0
Average Age (Female)	46.4	43.8	43.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	385	1,530	4,090
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$112,024	\$107,089	\$108,675
Average House Value	\$338,188	\$304,594	\$313,542

* Demographic data derived from 2020 ACS - US Census



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