

FOR LEASE // 1 PARK RIDGE ROAD, SUITE 11, BETHEL CT



PROPERTY DESCRIPTION

Located in Berkshire Corporate Park +/- 2,693 sq. ft. of bright and clean office space / flex space. 20' ceiling height is available above the drop ceilings. Ideal uses include office, lab, assembly or light manufacturing. Be neighbors with Duracell, Branson Ultrasonics, Linde, Memry Corporation, and many more. Great location with easy access to I84.

PROPERTY HIGHLIGHTS

- 5 Windowed Offices
- Open Bullpen Area
- 20' ceiling height is available above the drop ceilings
- Two Baths
- Gas Heat
- Central AC
- Built 2000

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	2,693 SF
Nets:	+/- \$5.07

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,362	6,720	16,169
Total Population	3,200	16,759	41,884
Average HH Income	\$107,232	\$111,949	\$104,757



MICK CONSALVO

Broker

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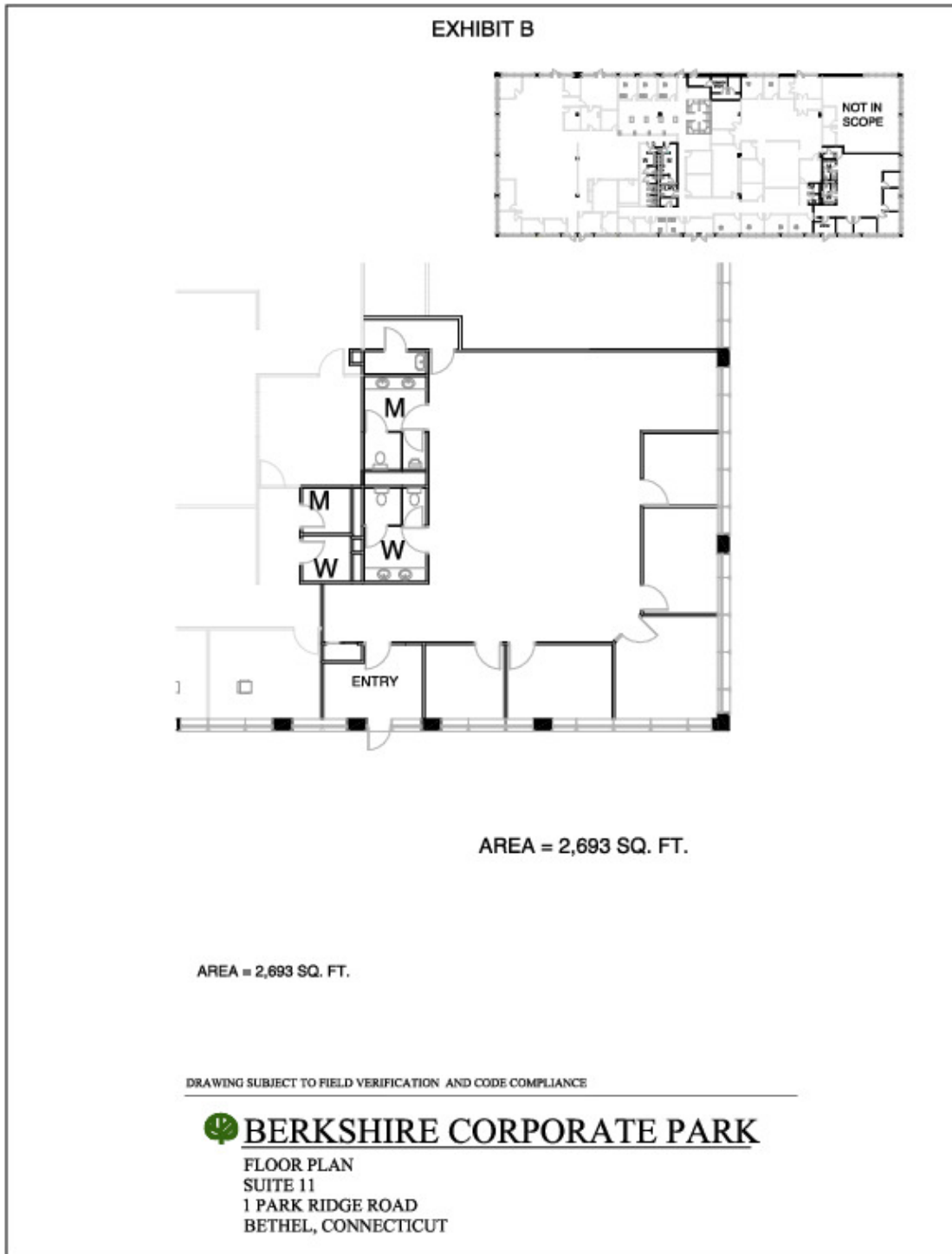
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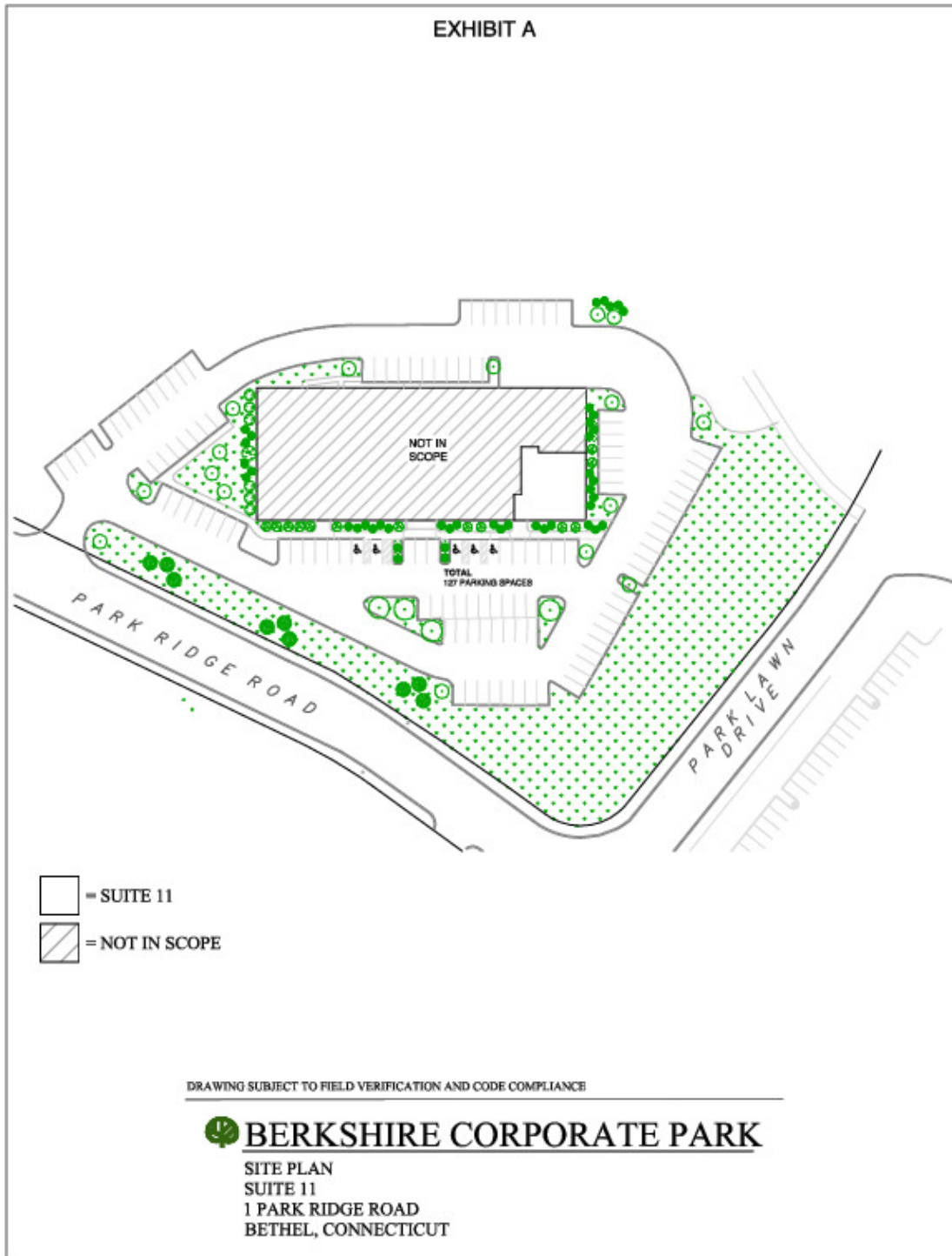
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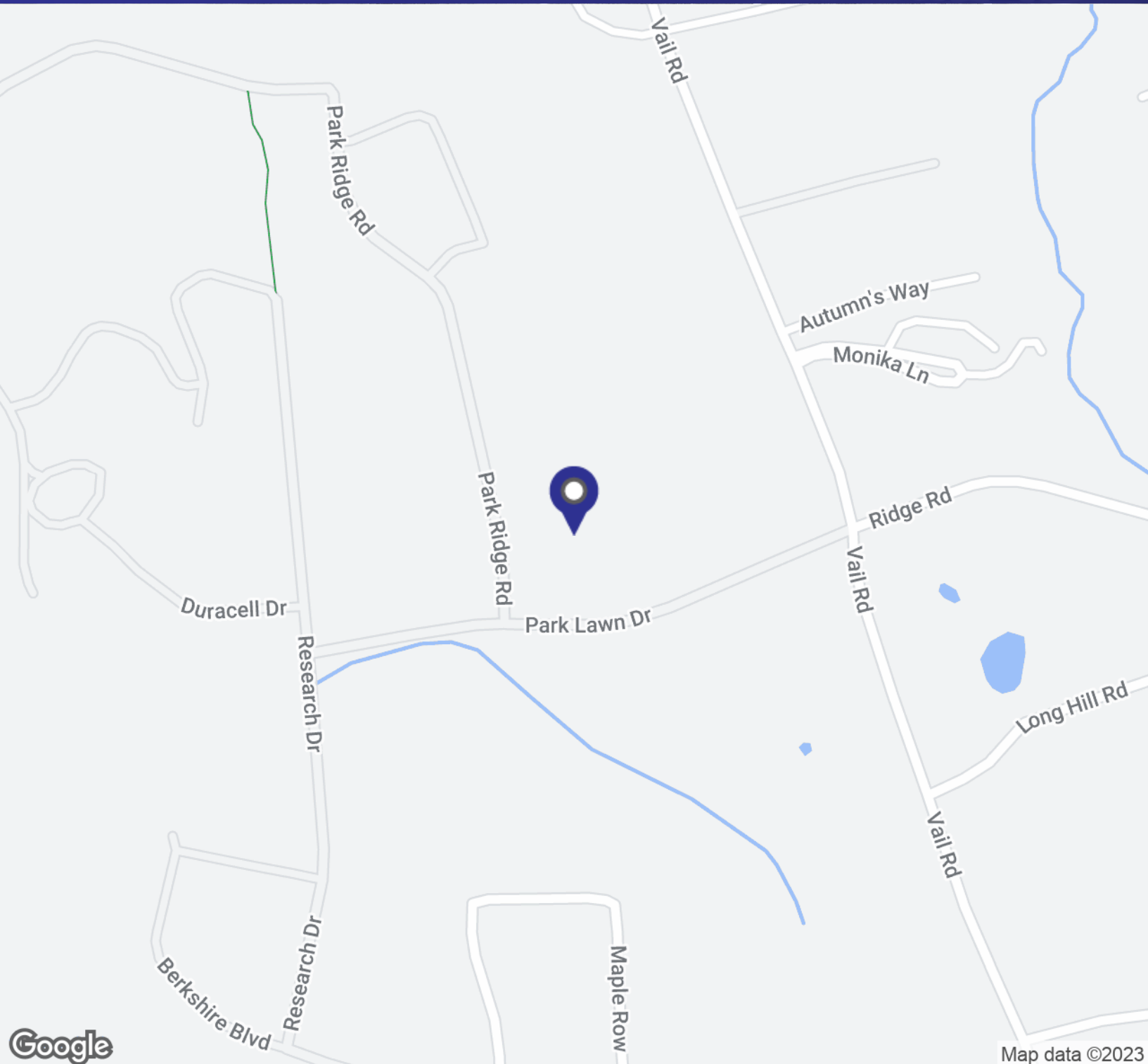


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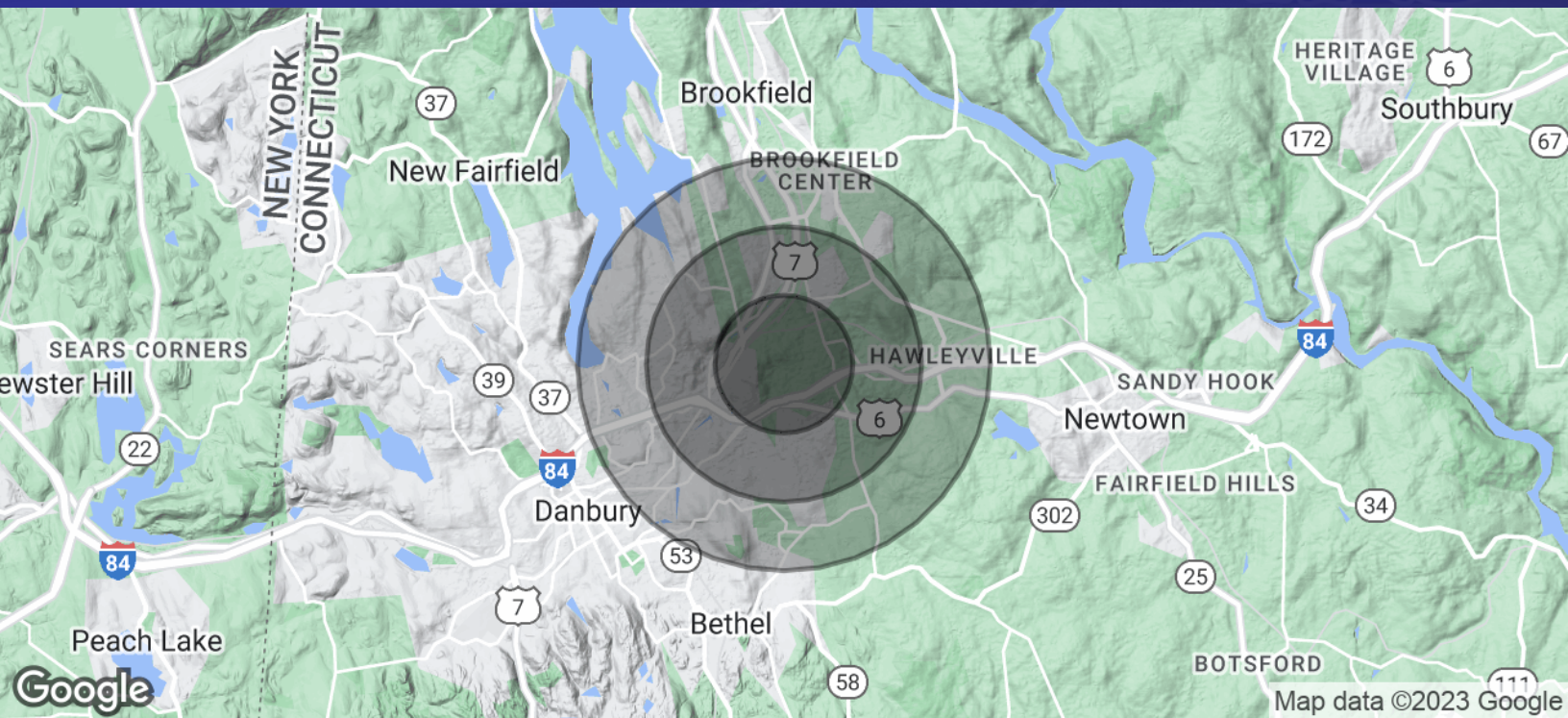
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,200	16,759	41,884
Average Age	46.2	42.3	41.9
Average Age (Male)	44.6	39.4	38.8
Average Age (Female)	47.1	44.1	43.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,362	6,720	16,169
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$107,232	\$111,949	\$104,757
Average House Value	\$310,541	\$324,005	\$311,215

* Demographic data derived from 2020 ACS - US Census



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