

FOR SALE // 111 PARK RIDGE RD, BROOKFIELD CT



PROPERTY DESCRIPTION

Tower Realty is pleased to offer this high-tech/flex/office facility at 111 Park Ridge Road, Brookfield, CT in Berkshire Corporate Park. This expandable 30,000 SF facility built in 2013 offers full AC, 600-amp 3 phase power, full sprinkler system, city water, sewer and gas, 360 car parking and masonry construction. The building sits on +/- 8.78 acres which has potential for an additional building and or a subdivision for a separate lot. Ideal uses include office, medical, lab or light assembly. Be neighbors with Duracell, Branson Ultrasonics, Linde, Memry Corporation and many more. Great location with easy access to Rt. 7, Rt. 6 and I84.

www.berkshirecorporatemark.com

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	+/- 8.78 Acres
Main Building: (expandable)	+/- 30,000 SF
Maintenance Garage:	+/- 1,208 SF
Taxes:	\$74,579 Per Year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	318	1,429	3,827
Total Population	648	3,012	8,754
Average HH Income	\$94,085	\$106,499	\$112,671



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

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PROPERTY DESCRIPTION

- Fully Sprinklered
- 600 amp, 3 phase power
- 100% Air Conditioned
- City water, sewer and gas
- Back up generator in place
- Layout - reception/ waiting area, 16 private offices, two conference rooms, presidents office with full bath, IT room, large bullpen areas, lunchroom and mechanical room.
- Plumbing - two executive restrooms and 2 large common restrooms
- Masonry construction
- 12' ceiling above the 9' drop ceiling
- Eversource services the park with a redundant electrical circuit
- Easy access to Rt. 6, Rt. 7 and I84
- Year built - 2013
- +/- 360 Car Parking - Paved and Lit
- Zone - CP (Corporate Park - many commercial, industrial, office and medical uses permitted.)
- Berkshire Corporate Park - Monthly common charge \$1,816.67 (covers road maintenance, lawn maintenance and common area lighting)
- Full security system with cameras in place



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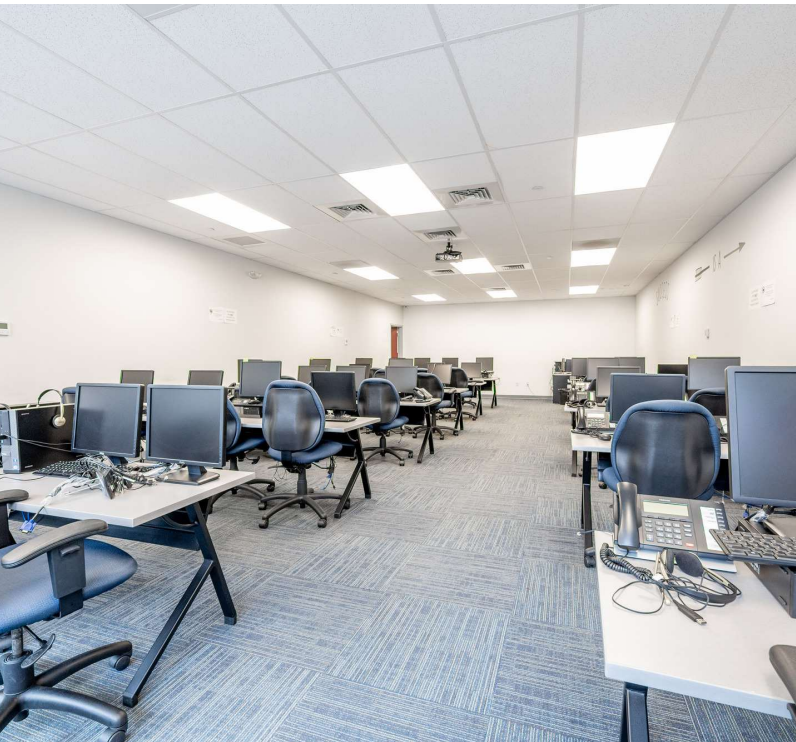


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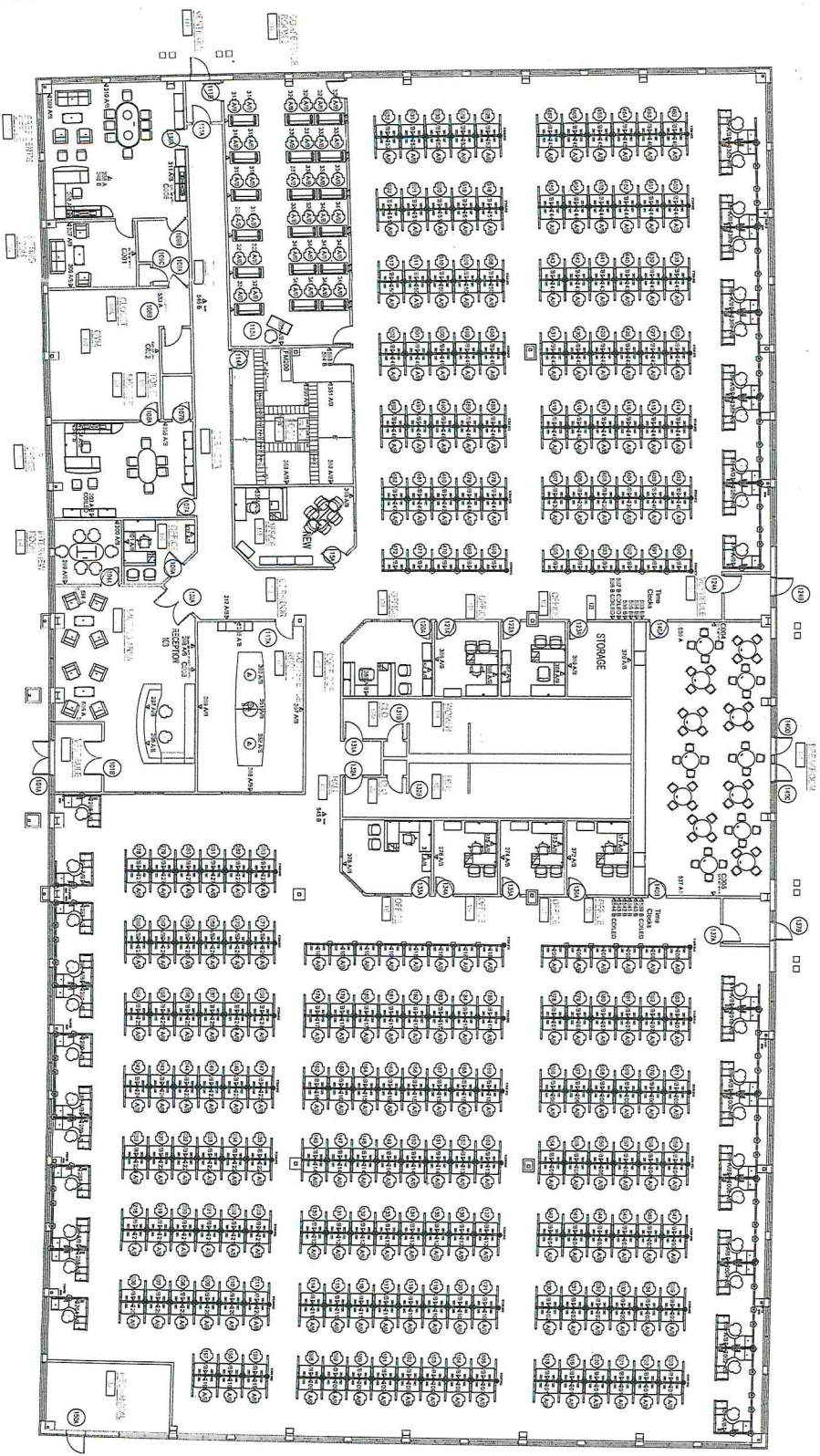
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ComNet
Communications, LLC

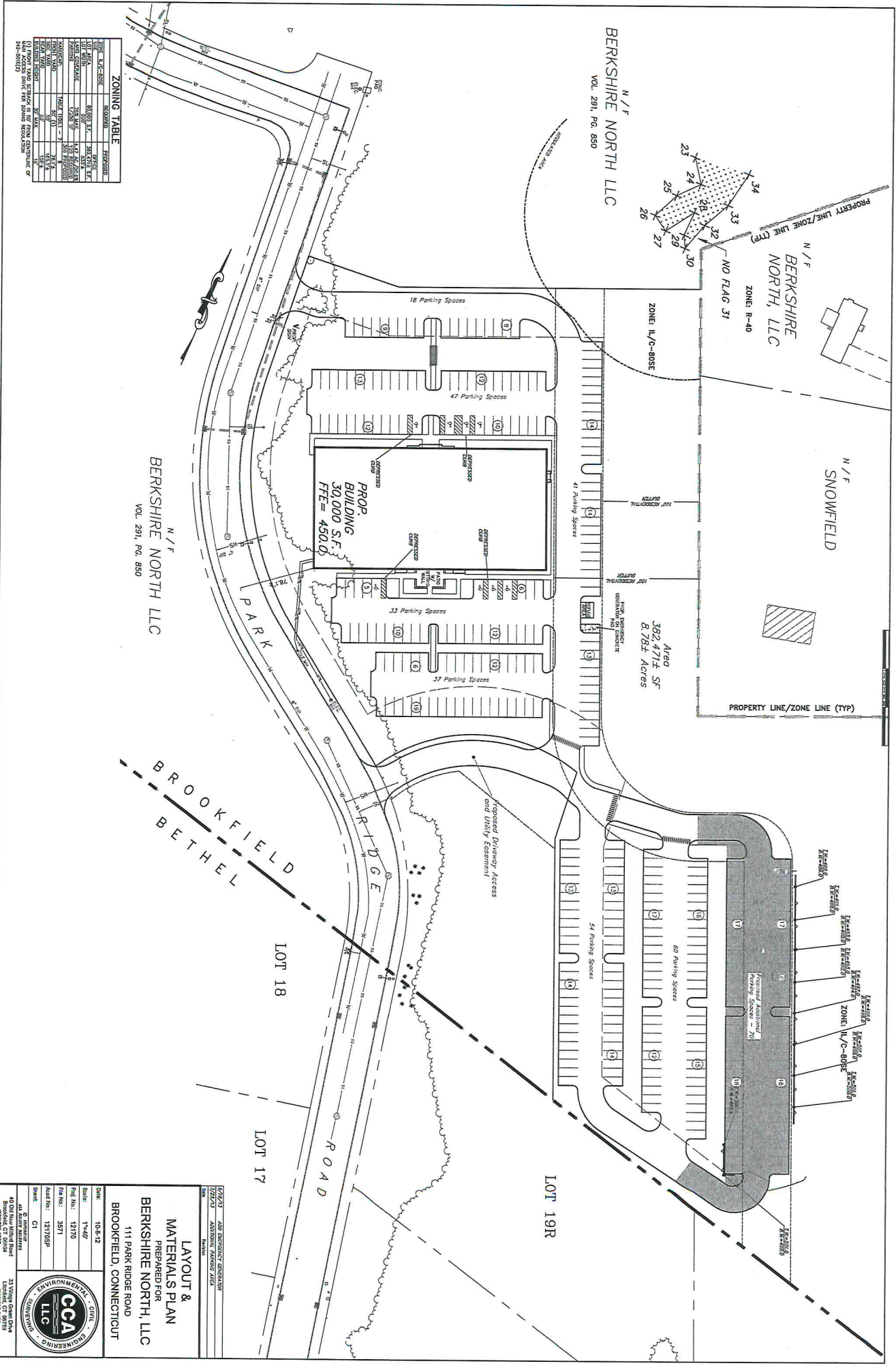
Tomorrow's Technology Today
ComNet Communications, LLC
Beahler Corporate Park
9134 North Point Road
Atlanta, GA 30328
Tel: 800-247-0889 Ext. 6025
Fax: 404-247-0889
http://www.comnet.com

REFER ANY QUESTIONS TO
PROJECT MANAGER
TEL: 800-247-0889 EXT. 6025
A. Valid Pricing 1 Only
A. Single / W/P 1 Data
A. CANV 1/6/6
A. Quid 4 dshd

PROJECT:
EASTERN

DRAWN BY: JP
DATE: 01/29/2014
SCALE: NTS
DWG NO: T-101

T-101



ZONING TABLE

ZONE	LC-80SE	RESIDENTIAL	PROPOSED
MIN. LOT AREA	48,000 S.F.	30,000 S.F.	30,000 S.F.
MIN. FRONT YIELD	1.75%	1.5%	1.5%
MIN. SIDE YIELD	1.75%	1.5%	1.5%
MIN. REAR YIELD	1.75%	1.5%	1.5%
MIN. FRONT SETBACK	10'	10'	10'
MIN. SIDE SETBACK	5'	5'	5'
MIN. REAR SETBACK	5'	5'	5'
MIN. STORY HEIGHT	10'	10'	10'
MIN. LOT WIDTH	100'	100'	100'
MIN. LOT DEPTH	100'	100'	100'
MIN. LOT AREA	48,000 S.F.	30,000 S.F.	30,000 S.F.
MIN. FRONT YIELD	1.75%	1.5%	1.5%
MIN. SIDE YIELD	1.75%	1.5%	1.5%
MIN. REAR YIELD	1.75%	1.5%	1.5%
MIN. FRONT SETBACK	10'	10'	10'
MIN. SIDE SETBACK	5'	5'	5'
MIN. REAR SETBACK	5'	5'	5'
MIN. STORY HEIGHT	10'	10'	10'
MIN. LOT WIDTH	100'	100'	100'
MIN. LOT DEPTH	100'	100'	100'

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
 242-501123

LAYOUT & MATERIALS PLAN
 PREPARED FOR
BERKSHIRE NORTH, LLC
 111 PARK RIDGE ROAD
 BROOKFIELD, CONNECTICUT

Date: 10-8-12
 Scale: 1"=40'
 Proj No.: 12170
 Rev No.: 3571
 Acad No.: 12170SP
 Sheet: C1

CCCA ENGINEERING & CONSULTING
 33 Vinton Square Drive
 Brookfield, CT 06804
 (860) 375-5179

DATE: 10/8/12
 SCALE: 1"=40'
 PROJECT NO.: 12170
 REVISION NO.: 3571
 ACAD NO.: 12170SP
 SHEET: C1

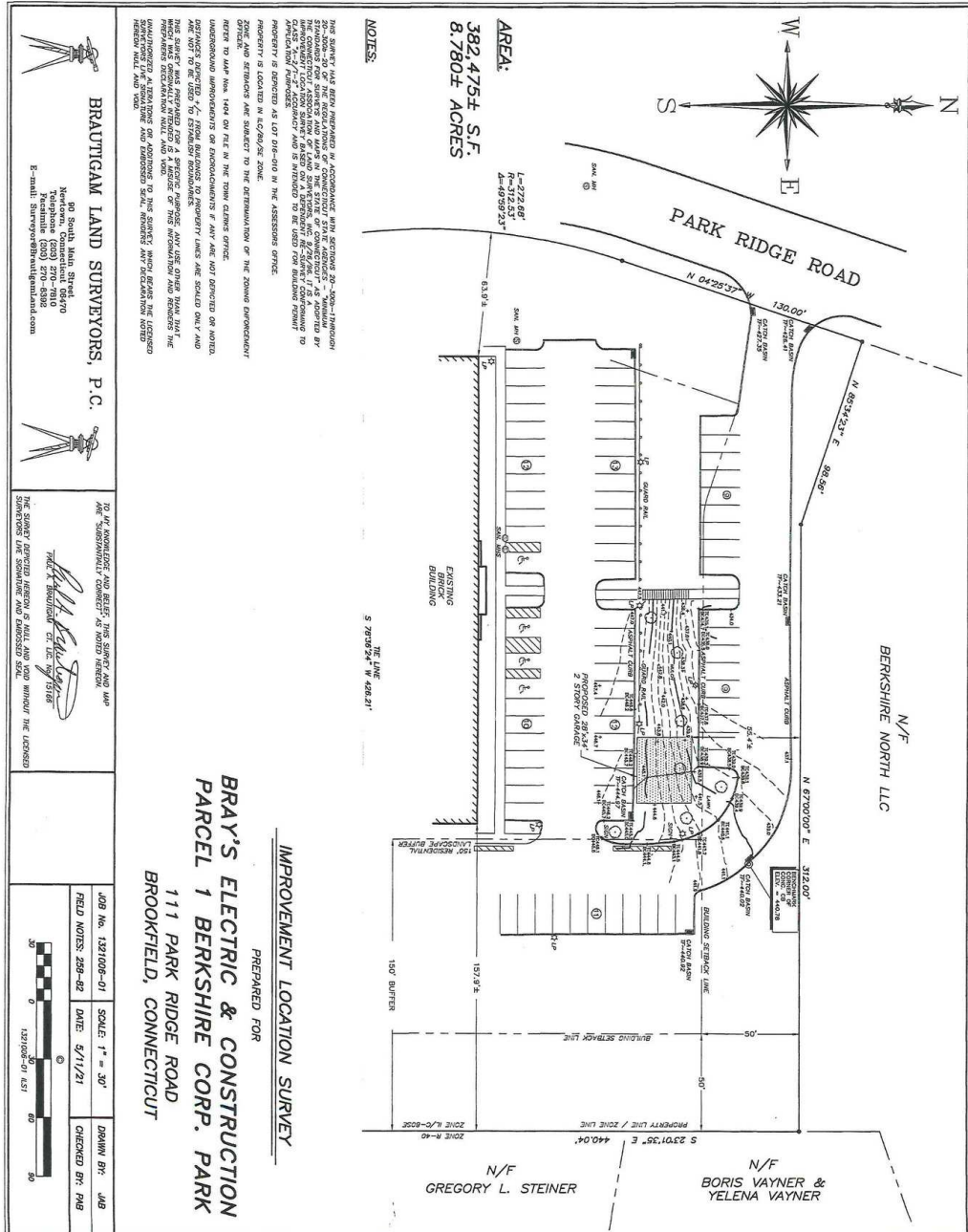
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AREA:
382,475± S.F.
8.780± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 33-36a, 36b-36d, 36e-36f OF THE REGULATIONS OF CONSTRUCTION BY THE ADVISORS TO THE COMMISSIONER OF CONSTRUCTION OF THE STATE OF CONNECTICUT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION AND RECORDS SUBMITTED TO HIM ARE TRUE AND CORRECT AND THAT THE INFORMATION AND RECORDS SUBMITTED TO HIM ARE TRUE AND CORRECT AND THAT THE INFORMATION AND RECORDS SUBMITTED TO HIM ARE TRUE AND CORRECT.

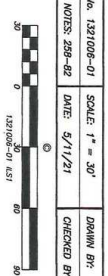
BRAUTIGAM LAND SURVEYORS, P.C.
90 South Main Street
Newtown, Connecticut 06459
Telephone (860) 270-0710
Fax (860) 270-0711
E-mail: Survey@brautigamland.com



TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE TRULY AND CORRECTLY MADE AND ACCURATELY REPRESENT THE SAME.

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
BRAY'S ELECTRIC & CONSTRUCTION
PARCEL 1 BERKSHIRE CORP. PARK
111 PARK RIDGE ROAD
BROOKFIELD, CONNECTICUT

JOB No. 1321008-01	SCALE: 1" = 30'	DRAWN BY: JMB
FIELD NOTES: 296-82	DATE: 5/11/21	CHECKED BY: PHB

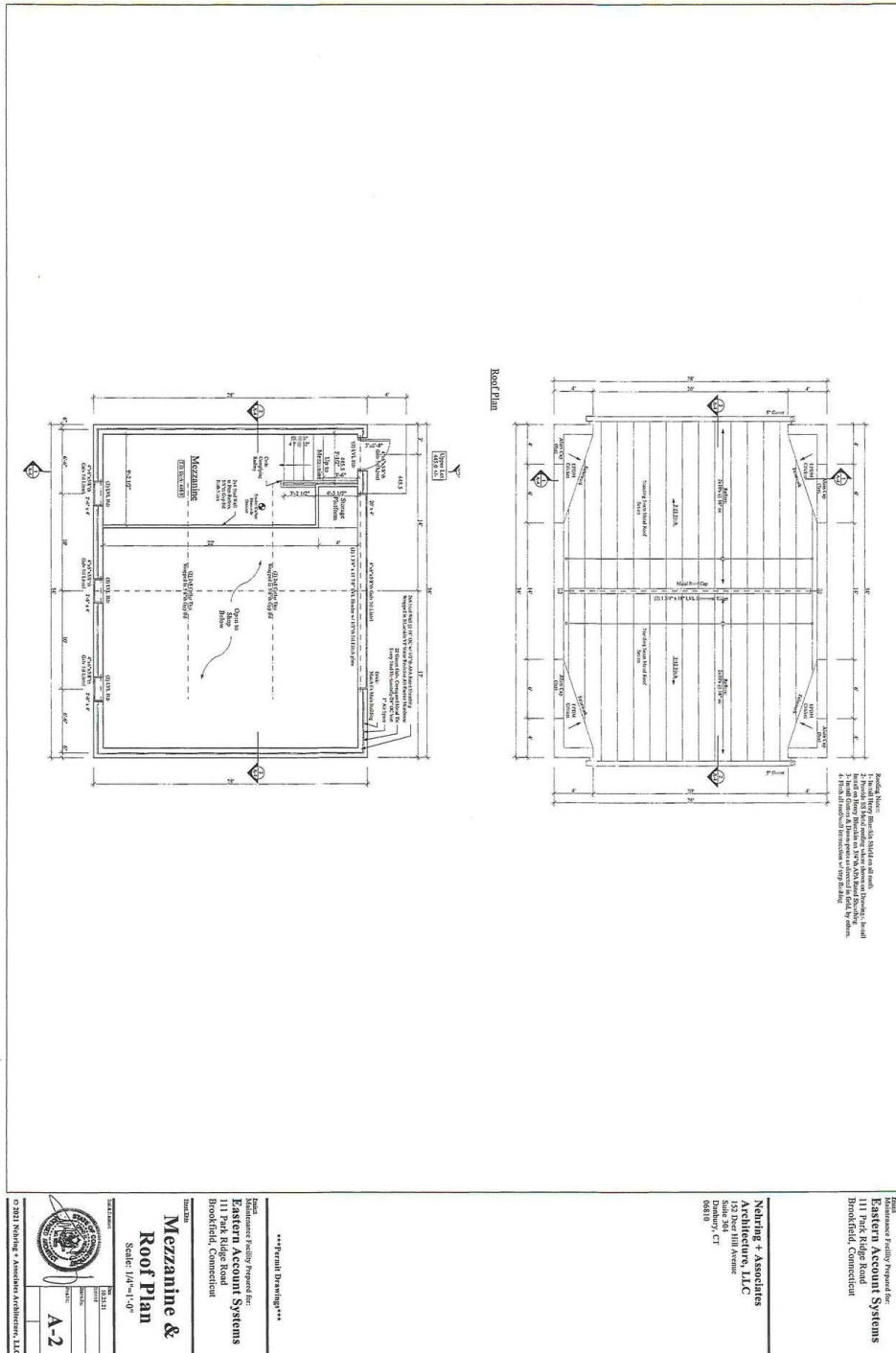


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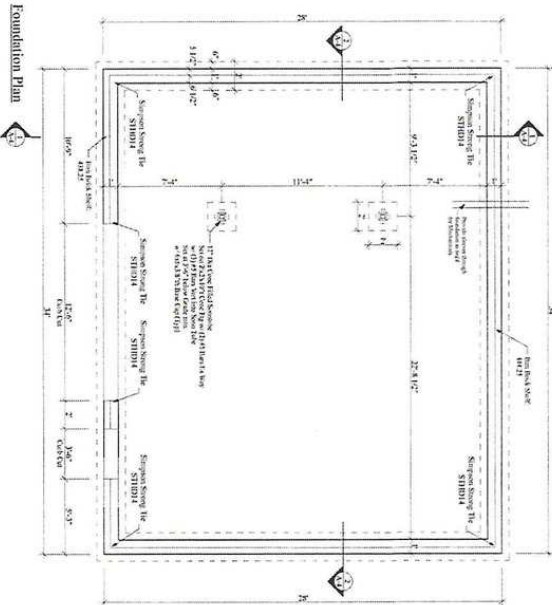


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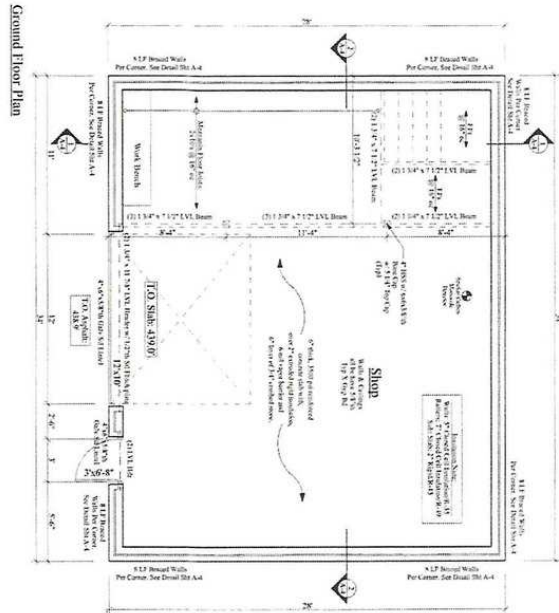


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Foundation Plan



Ground Floor Plan

FOUNDATION NOTES

1. Foundation details shall conform to all applicable codes, specifications and standards, including but not limited to: International Building Code, 2009 International Residential Code, 2009 International Code of Building Officials, and all applicable regulations of the Brookfield Health Department.
2. Comply with all applicable and standards of utility companies.
3. Comply with all "Call Before You Dig" regulations.
4. Contractor shall be solely responsible for job site safety, and compliance with all applicable state, Federal and local safety regulations, including the Occupational Safety and Health Act (OSHA).
5. Provide the design of RING, Handicap, and handrail systems shall comply with applicable and referenced construction.
6. Size as shown by the notes.
7. Contractor shall verify all conditions in field. Make adjustment if required to maintain the intended design shown. These drawings show the scope and intent of work only. There are no warranties or representations made by the architect for any conditions or requirements not shown or specified.
8. All earth-retention, grout, fill, retaining, drainage, etc. shall be as specified and approved by owner prior to ordering and installing.
9. Provide the design of foundation, all exterior walls and roof construction, including, but not limited to, etc.
10. All site work and grading as desired in field.
11. Contractor to remove all unwanted materials (as shown by owner) and all debris from site.

- GENERAL NOTES**
1. All work shall be in conformance with State of Connecticut Building Code, Town of Brookfield Zoning Regulations, and all applicable regulations of the Brookfield Health Department.
 2. Comply with all applicable and standards of utility companies.
 3. Comply with all "Call Before You Dig" regulations.
 4. Contractor shall be solely responsible for job site safety, and compliance with all applicable state, Federal and local safety regulations, including the Occupational Safety and Health Act (OSHA).
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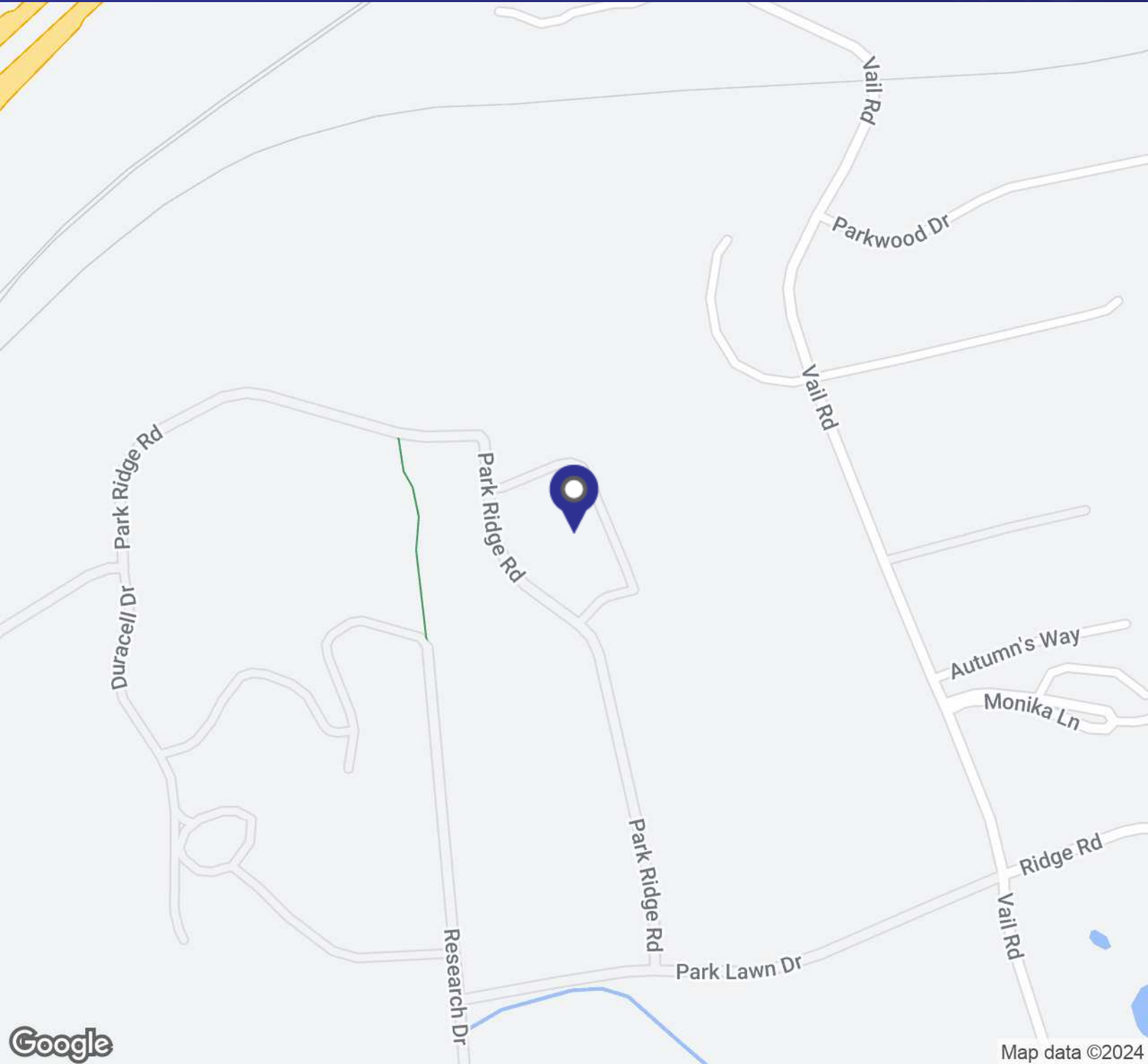


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Google

Map data ©2024



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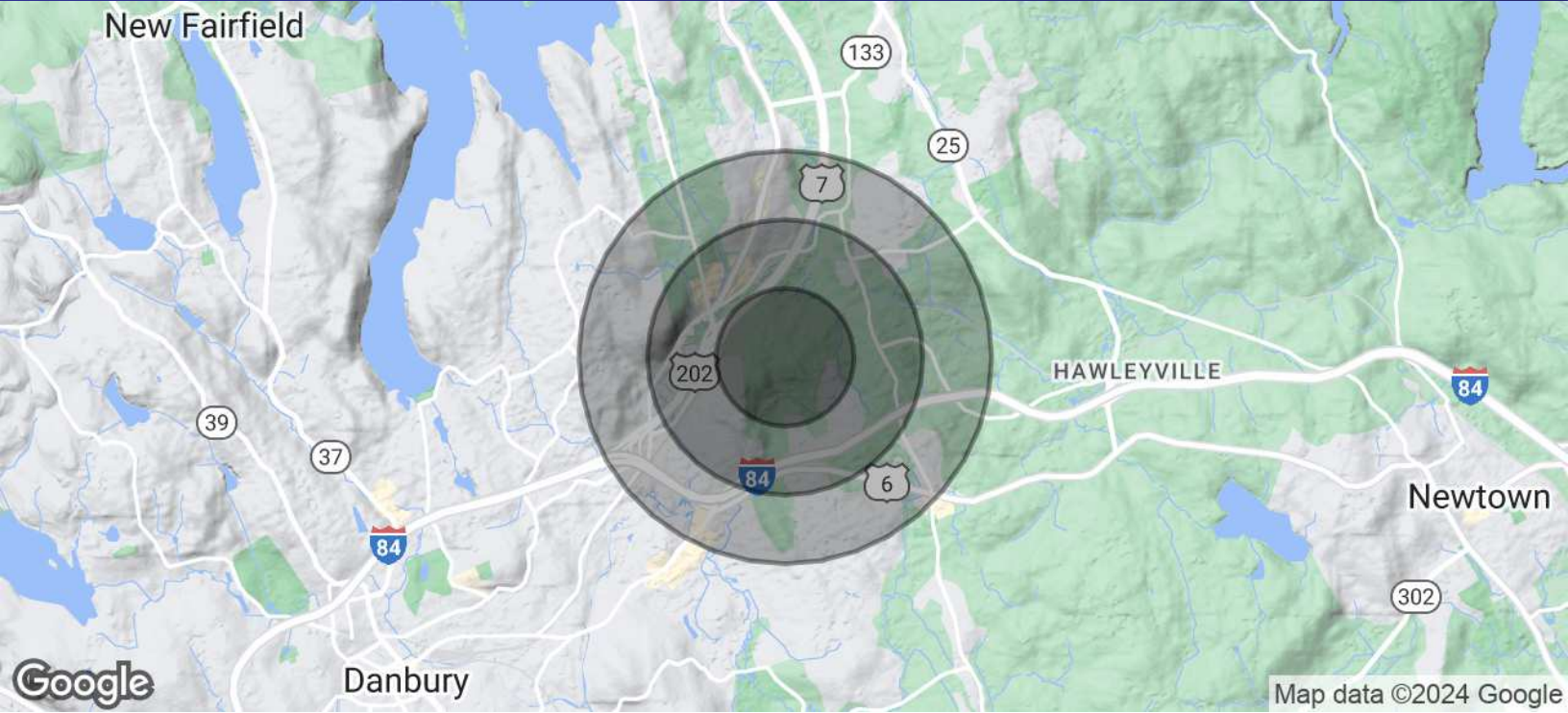
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	648	3,012	8,754
Average Age	51.0	48.2	44.8
Average Age (Male)	51.2	46.8	42.3
Average Age (Female)	50.6	48.6	46.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	318	1,429	3,827
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$94,085	\$106,499	\$112,671
Average House Value	\$268,435	\$306,582	\$323,451

* Demographic data derived from 2020 ACS - US Census



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