

FOR LEASE // 9 PARK LAWN DRIVE, BETHEL, CT



PROPERTY DESCRIPTION

Fully Air Conditioned Industrial/Flex Space Located in Berkshire Corporate Park! This +/- 5,380 SF Immaculate Space Features 1 - Loading Docks, +/- 16' Ceilings, 2 - 200 Amp 3 Phase Power, Windowed Offices, 4 Baths and Conference Room.

****Additional Power Possible**

Uses Include: Warehouse, Assembly, Lab, Manufacturing, and Research & Development. Be Neighbors with Duracell, Branson Ultrasonics, Linde, Memry/Resonetics, Convergent and Many More. Ideal Location with Easy Access to Rt. 7, Rt. 6 and I84.

OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (NNN)
Nets:	+/- \$5.54 SF
Available SF:	5,380 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	381	1,381
Total Population	190	1,011	3,469
Average HH Income	\$228,460	\$175,094	\$167,167



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

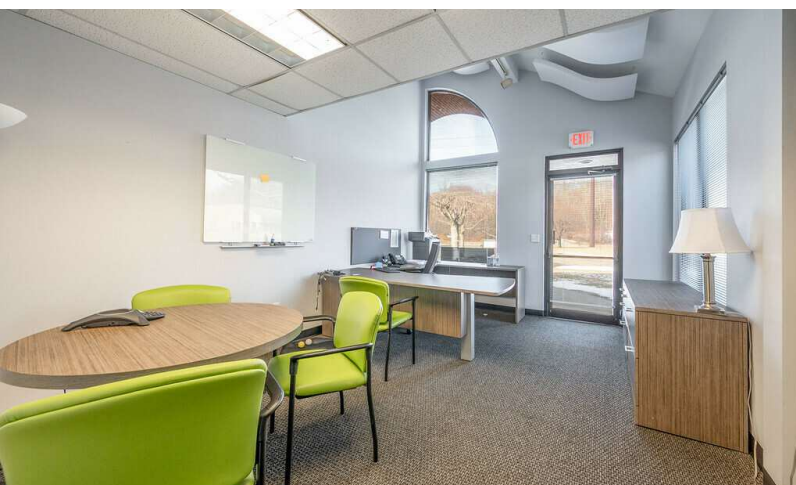
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PROPERTY HIGHLIGHTS

- Power: 2-200 Amp, 3 Phase Services
- Ceiling Height: +/- 16' Clear
- Loading: 1 - Dock
- Year Built: 1990
- Construction: Brick & Steel
- Utilities: City Water, Sewer & Gas
- Zone: IP (Industrial Park)
- Baths: 4 Baths
- Heating/Cooling: Gas Heat & Full A/C
- Sprinklers: Fully Sprinklered
- Office Areas: Windowed Offices And Conference Room



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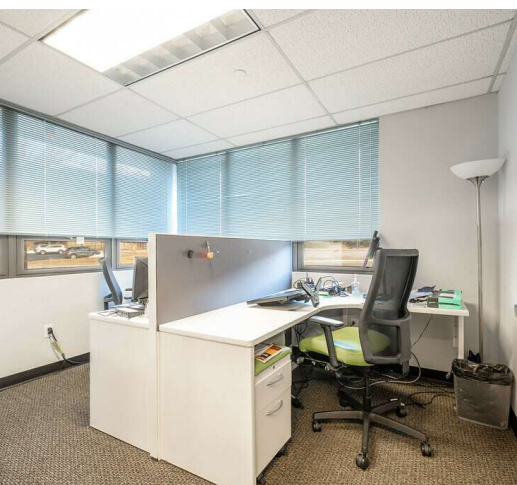
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Common
Sprinkler
Room

SUITE B

AREA =
5380 Sq. Ft.

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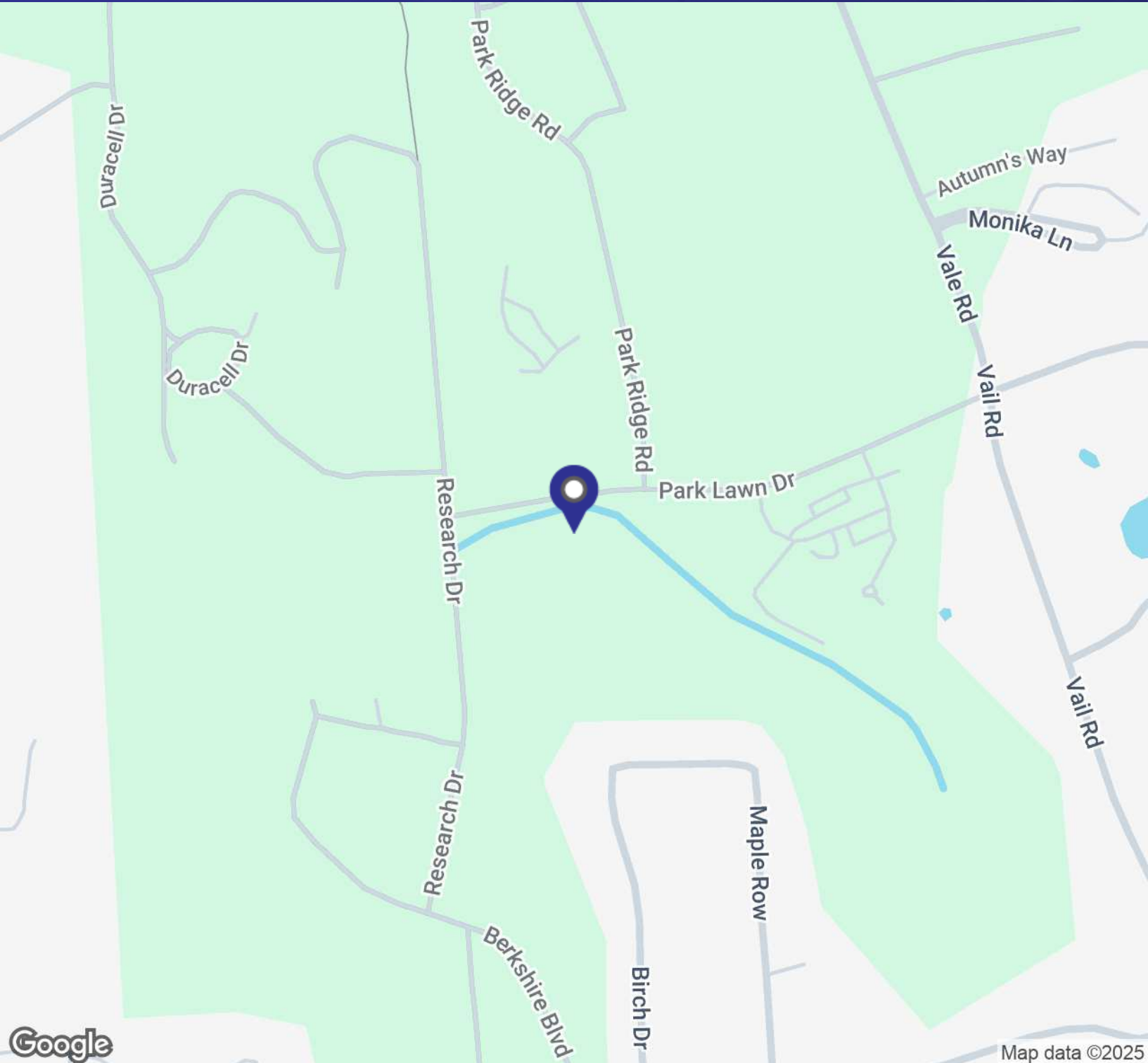
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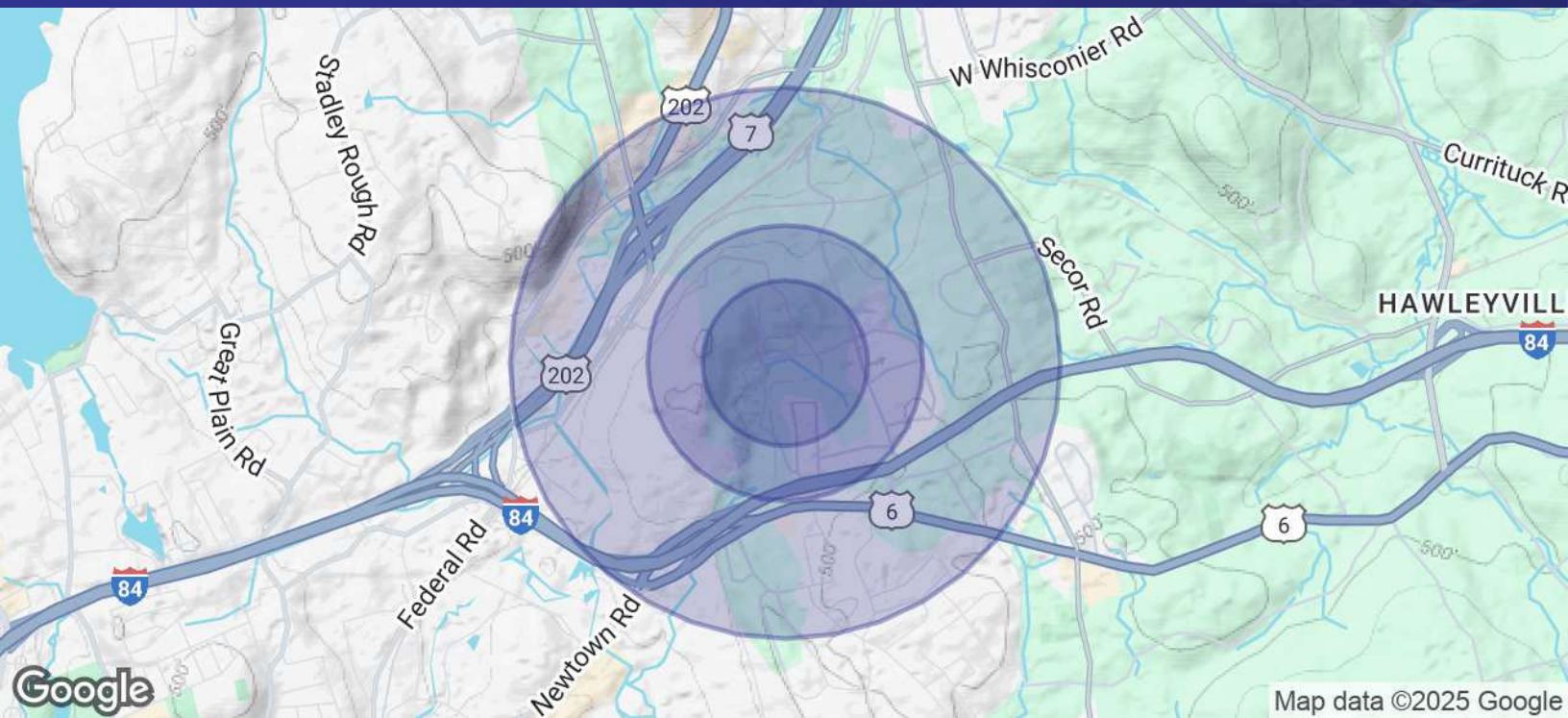
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	190	1,011	3,469
Average Age	48	46	45
Average Age (Male)	44	43	43
Average Age (Female)	52	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	381	1,381
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$228,460	\$175,094	\$167,167
Average House Value	\$454,050	\$419,898	\$423,008

Demographics data derived from AlphaMap



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