

FOR LEASE // 6 TROWBRIDGE DR, BETHEL, CT



PROPERTY DESCRIPTION

Clean, bright first-floor space in sought-after Francis J. Clarke Park! Ideal for office, assembly, or light manufacturing use. The building features full air conditioning, fire sprinklers, 600-amp/3-phase power, two drive-in doors, handicap-accessible restrooms, private offices, and abundant natural light throughout. Large on-site parking and flexible layouts available from 735 SF up to 23,409 SF.

PROPERTY HIGHLIGHTS

- Zone: IP (Prof. Office/Industrial)
- Power; 600 Amp, 3 Phase
- Utilities: City Water, Sewer and Gas
- Heating: Gas Heat
- Cooling: Central A/C
- Loading: 2 Shared Drive-In Doors

OFFERING SUMMARY

Units Sizes:	Unit 1: 6,940 SF
	Unit 3: 3,200 SF
	Unit 4: 1,580 SF
	Unit: 1B/2B: 23,409 SF
Unit Prices:	\$8NNN
Building Size:	46,818 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	733	13,098	36,973
Total Population	1,857	34,211	101,726
Average HH Income	\$124,750	\$121,936	\$129,543



MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com



JOE DIMYAN
Broker
203.313.3920
jdimyan@towercorp.com

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PROPERTY HIGHLIGHTS

- Size: +/- 735, 1,580, 3,200, 6,940, and 23,409 SF
- Year Built: 1988
- Zone: IP (Prof. Office/Industrial)
- Power: 600 Amp, 3 Phase
- Utilities: City Water, Sewer and Gas
- Heating: Gas Heat
- Cooling: Central A/C
- Loading: 2 Shared Drive-In Doors
- Sprinklers: Yes



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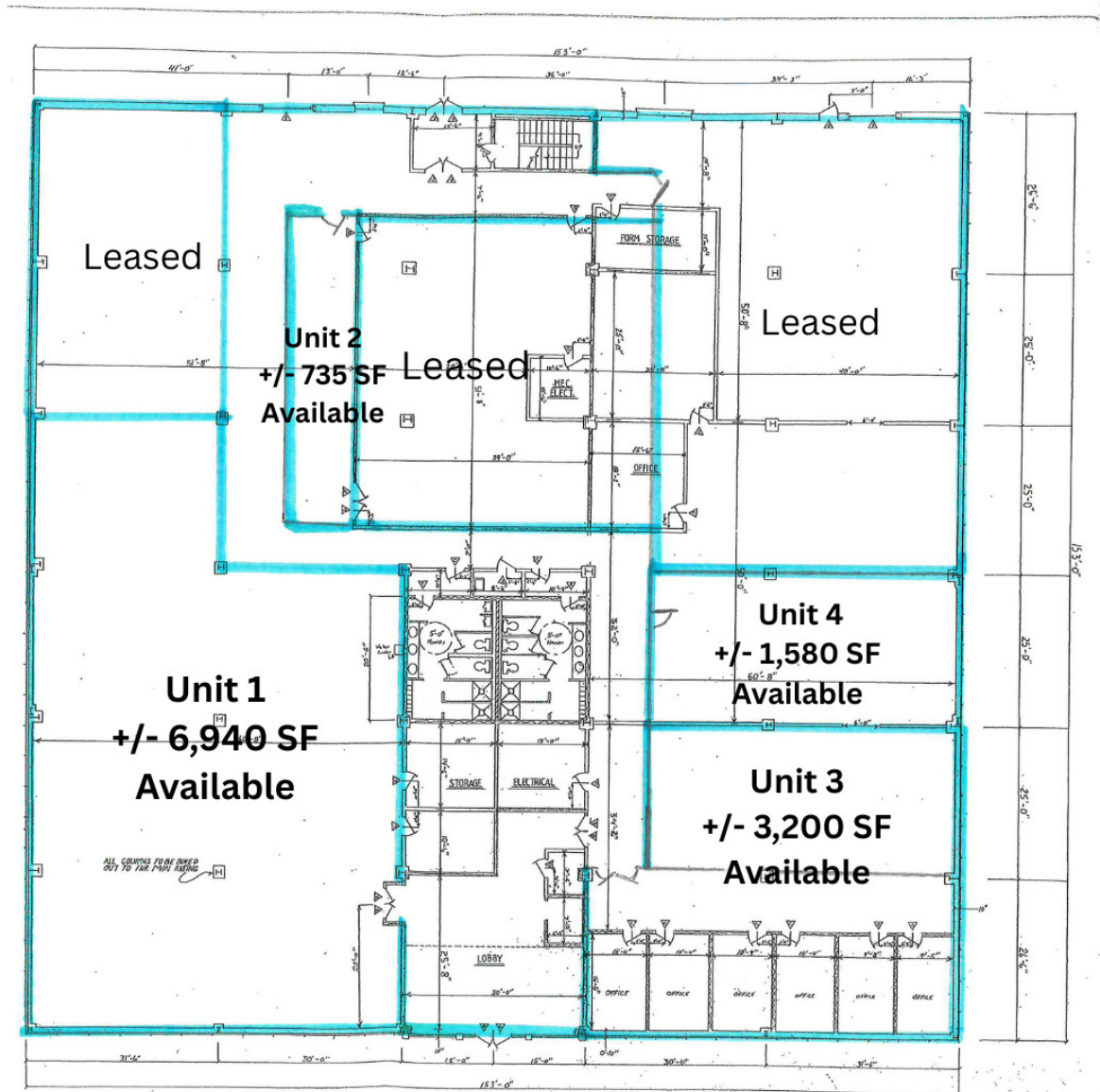


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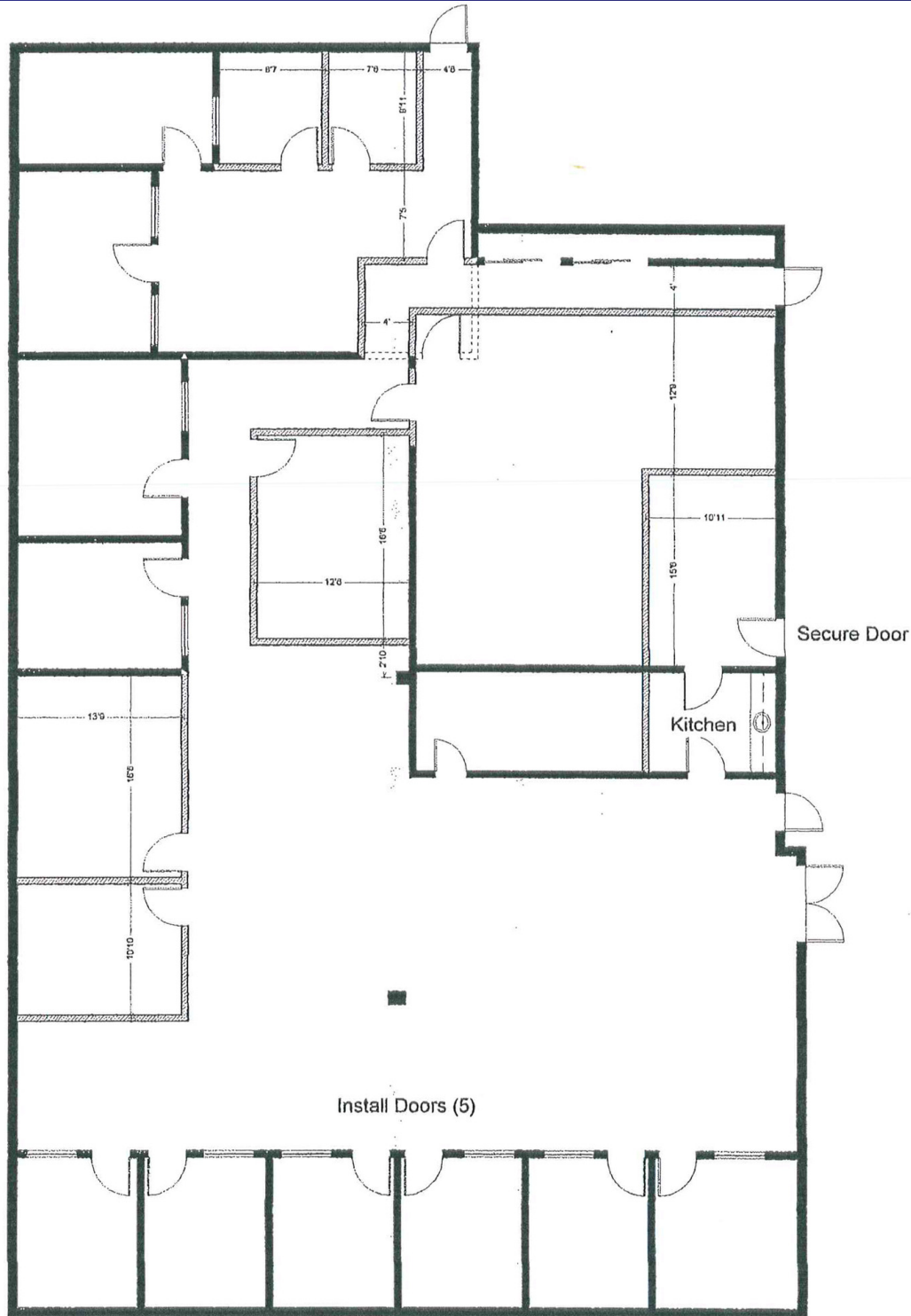


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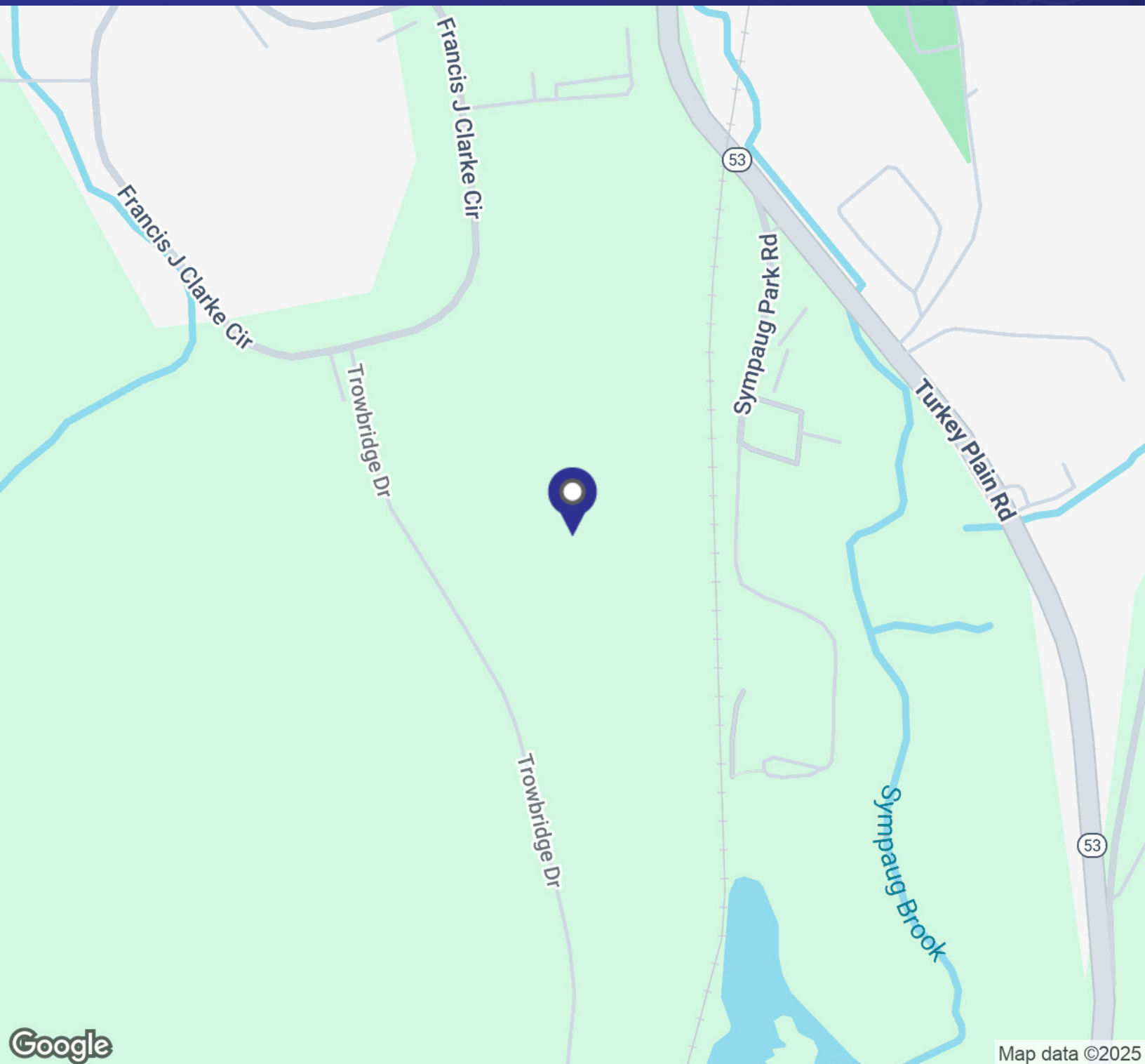


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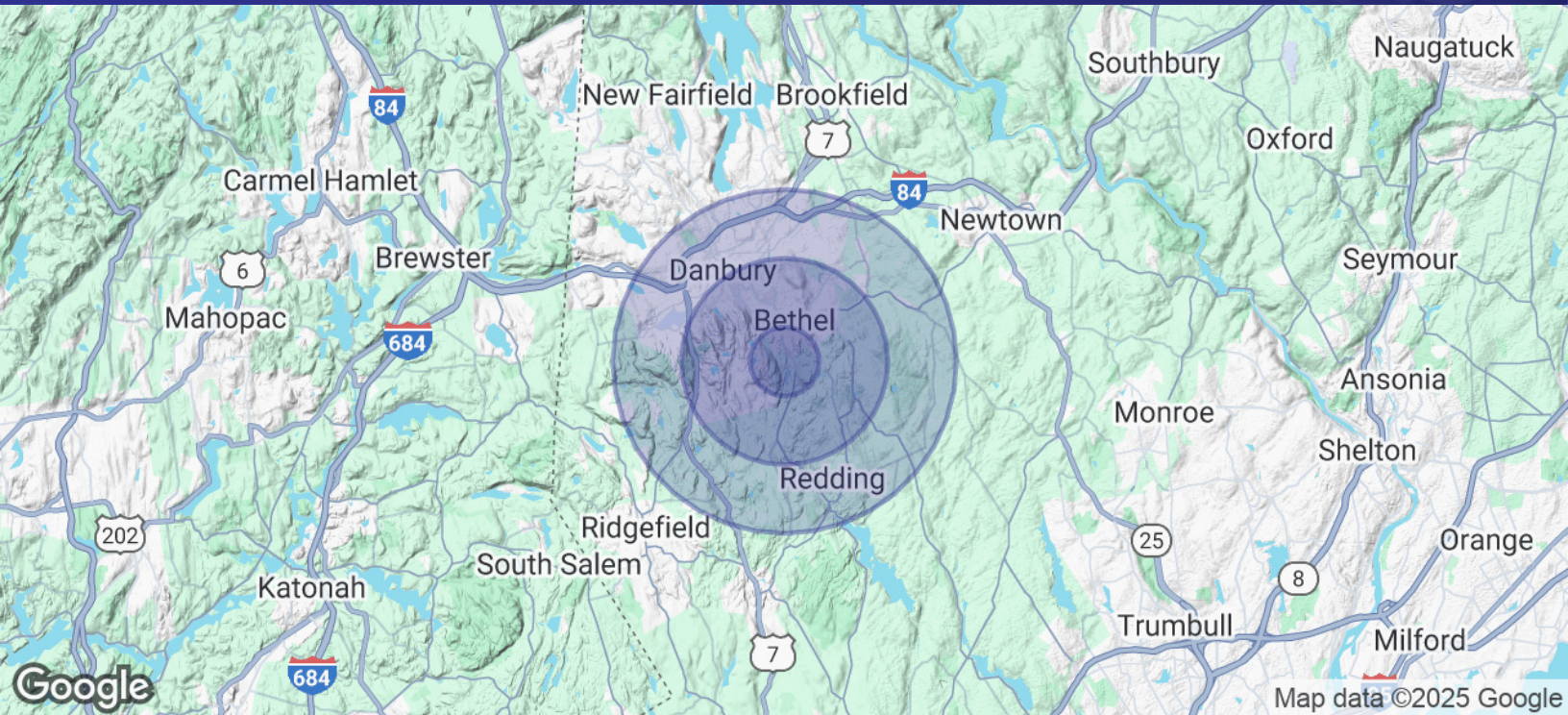
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,857	34,211	101,726
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	733	13,098	36,973
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$124,750	\$121,936	\$129,543
Average House Value	\$492,988	\$445,787	\$460,965

Demographics data derived from AlphaMap



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