

FOR SALE // 6 BERKSHIRE BLVD, BETHEL CT

Spectacular professional office, medical or light assembly space in Class A Berkshire Corporate Park.



PROPERTY DESCRIPTION

Whether you are looking for class "A" office, research and development, flex-type, or light industrial/warehousing, Berkshire Corporate Park is here to suit your needs. 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.

The Park is in close proximity to the Danbury and Bethel train stations and also within a 15-minute drive to Brewster North Train Station, which is an express train into New York City. The Park is also serviced by the HART (Housatonic Area Regional Transit) Bus route, which runs from New Milford to Norwalk, and Newtown to Brewster Village Train Station.

Amenities within the Park and surrounding area include on-site Daycare, walking/jogging trails, nearby health clubs, Richter Golf Course, banks, delis, restaurants and many other retail businesses such as Target, Home Depot, Lowes, Costco, Stew Leonard's, Maggie McFly's, Chili's and AMC Danbury Movie Theater.

All utilities in Berkshire Corporate Park are serviced by underground infrastructure. Eversource currently services the Park with a redundant electric circuit and natural gas. Frontier Communications provides a diversified fiber-optic loop. Comcast provides fiber and coax networking.

OFFERING SUMMARY

Unit 6-1: +/- 15,271 Sq Ft:	\$1,495,000
Unit 6-1B: +/- 7,500 Sq Ft	\$850,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,374	18,467	42,510
Total Population	3,922	48,667	113,962
Average HH Income	\$168,606	\$131,165	\$128,227



MICK CONSALVO

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PROPERTY HIGHLIGHTS

- Private executive offices
- Large corporate conference room
- Oversized lunch/breakroom, ideal for meetings and employee events.
- On site fitness center, dedicated locker rooms
- Located in Berkshire Corporate Park
- Total Taxes - +/- \$39,000 per year (Unit 6-1)
- Total common charges - +/- 3,002 per month (Unit 6-1)
- Heating/Cooling – Fully air conditioned with central AC
- Fully sprinklered
- City water and sewer
- Potential loading can be added if required



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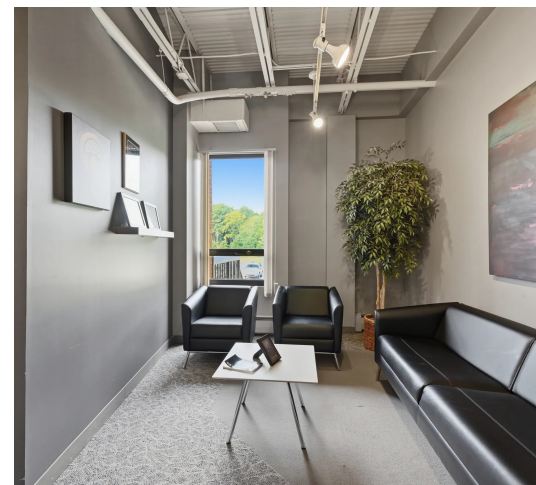
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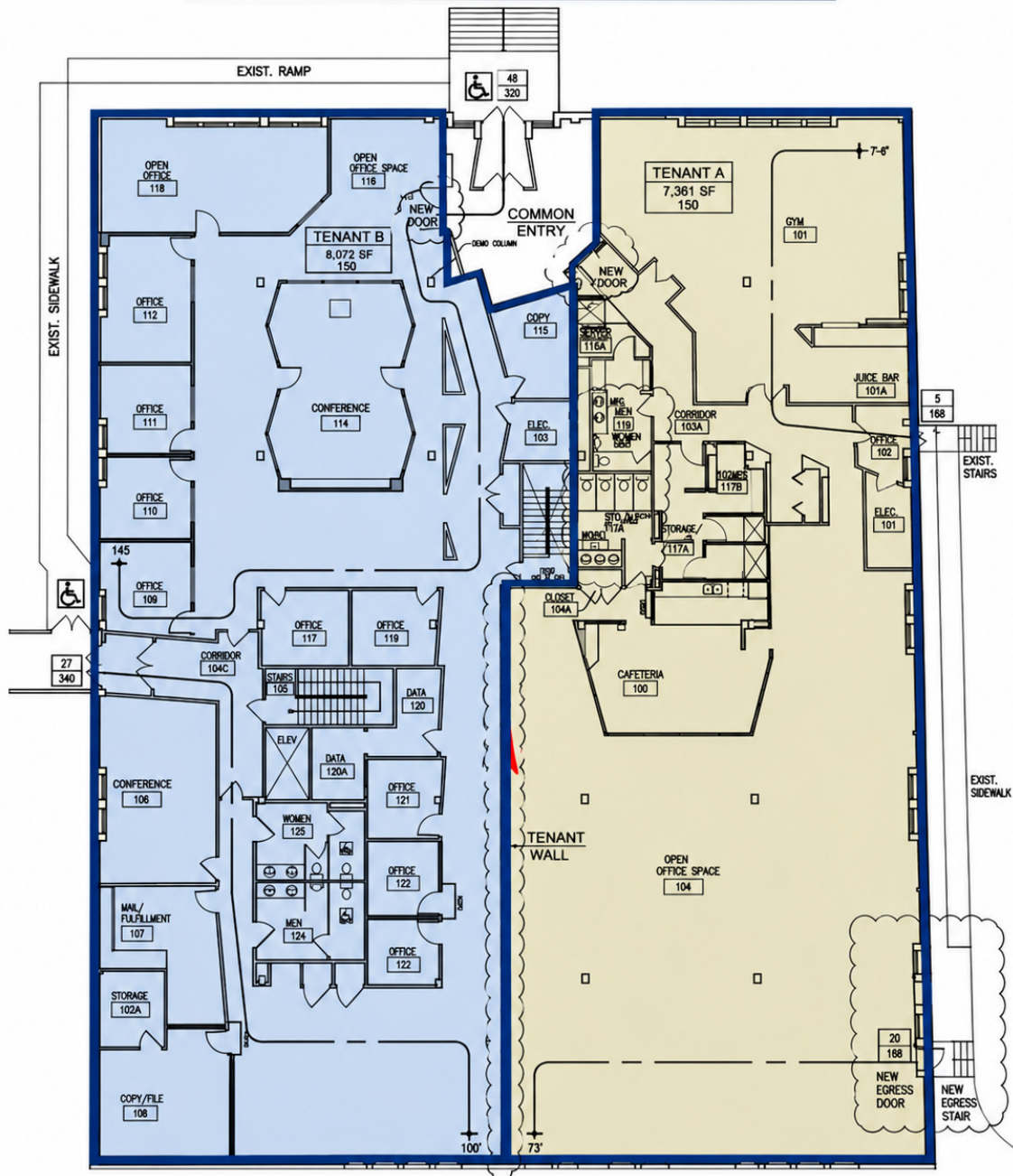


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POTENTIAL SUBDIVISION



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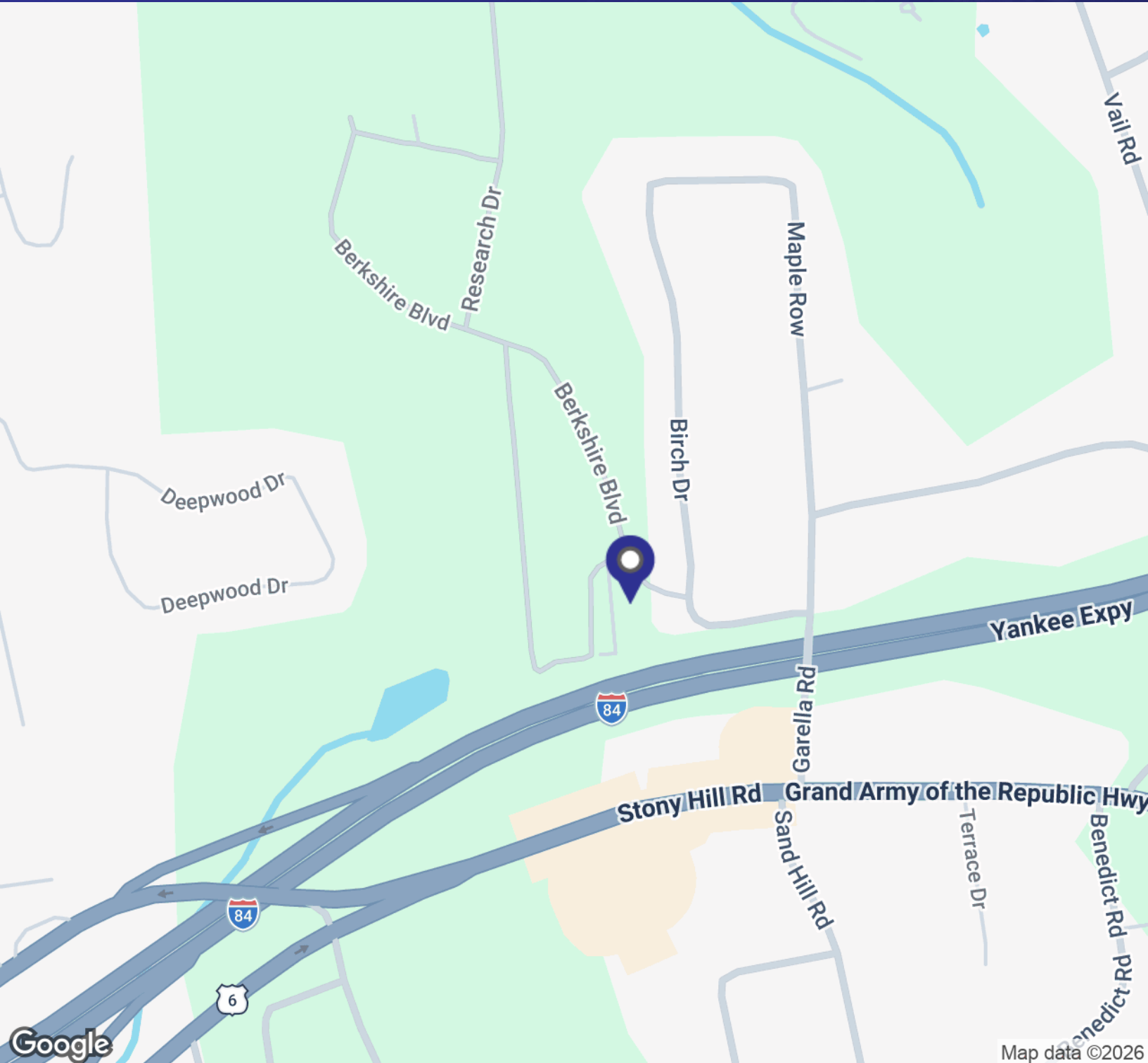
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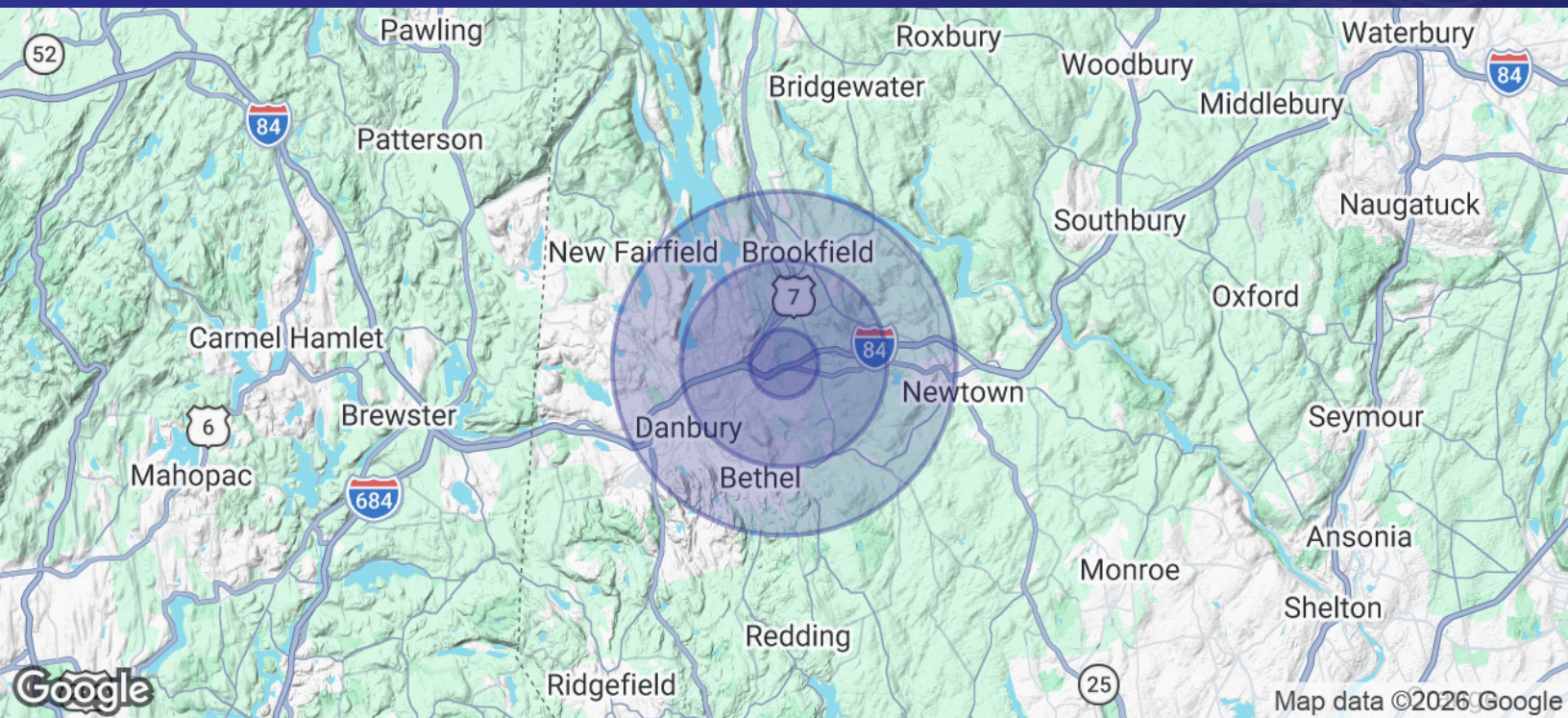
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,922	48,667	113,962
Average Age	43.6	42.7	41.9
Average Age (Male)	37.6	41.8	40.7
Average Age (Female)	47.2	43.9	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,374	18,467	42,510
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$168,606	\$131,165	\$128,227
Average House Value	\$386,877	\$391,184	\$416,101

2023 American Community Survey (ACS)



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