

FOR LEASE // 2 PARKLAWN DRIVE, SUITE C, BETHEL, CT



PROPERTY DESCRIPTION

Prime location in Berkshire Corporate Park! +/- 5,955 sq. ft. of flex space with 18' ceiling height is available above the drop ceilings. Ideal uses include warehouse, lab, assembly, light manufacturing, or warehouse. Be neighbors with Duracell, Branson Ultrasonic, Linde, Resonetics, and many more. All utilities are serviced by underground infrastructure. Eversource services the park with a redundant electric circuit. Great location with easy access to RT. 6, RT. 7 and I84. Berkshire Corporate Park is easily accessible from all directions.

PROPERTY HIGHLIGHTS

- Total SF - 5,955 SF
- Current floor plan is 2,288 sf office and 3,056 warehouse/flex space
- Loading – Two loading docks
- Ceiling height – 12' (can be opened up to 18' above drop ceilings)
- Heating and Cooling – Gas fired heat and Full AC
- Power – 200 Amp, 3 phase
- Utilities – City water, sewer, and gas

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Nets	+/- \$4.00/SF
Available SF:	5,955 SF

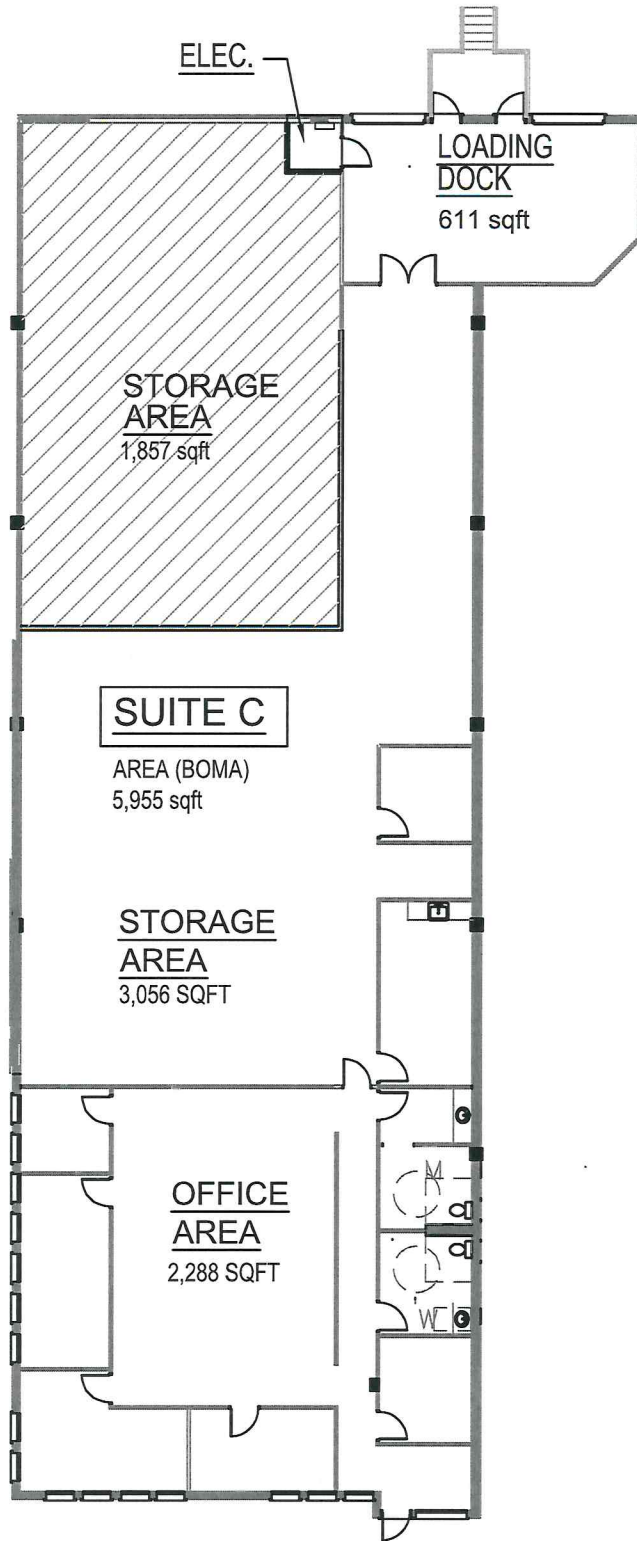
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,464	7,024	16,938
Total Population	3,308	17,616	44,082
Average HH Income	\$105,973	\$110,630	\$102,883



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com



PARTIAL FIRST FLOOR PLAN

DRAWING SUBJECT TO FIELD VERIFICATION-ALL DIMENSIONS ARE APPROXIMATE NOVEMBER 15, 2023

2 PARK LAWN
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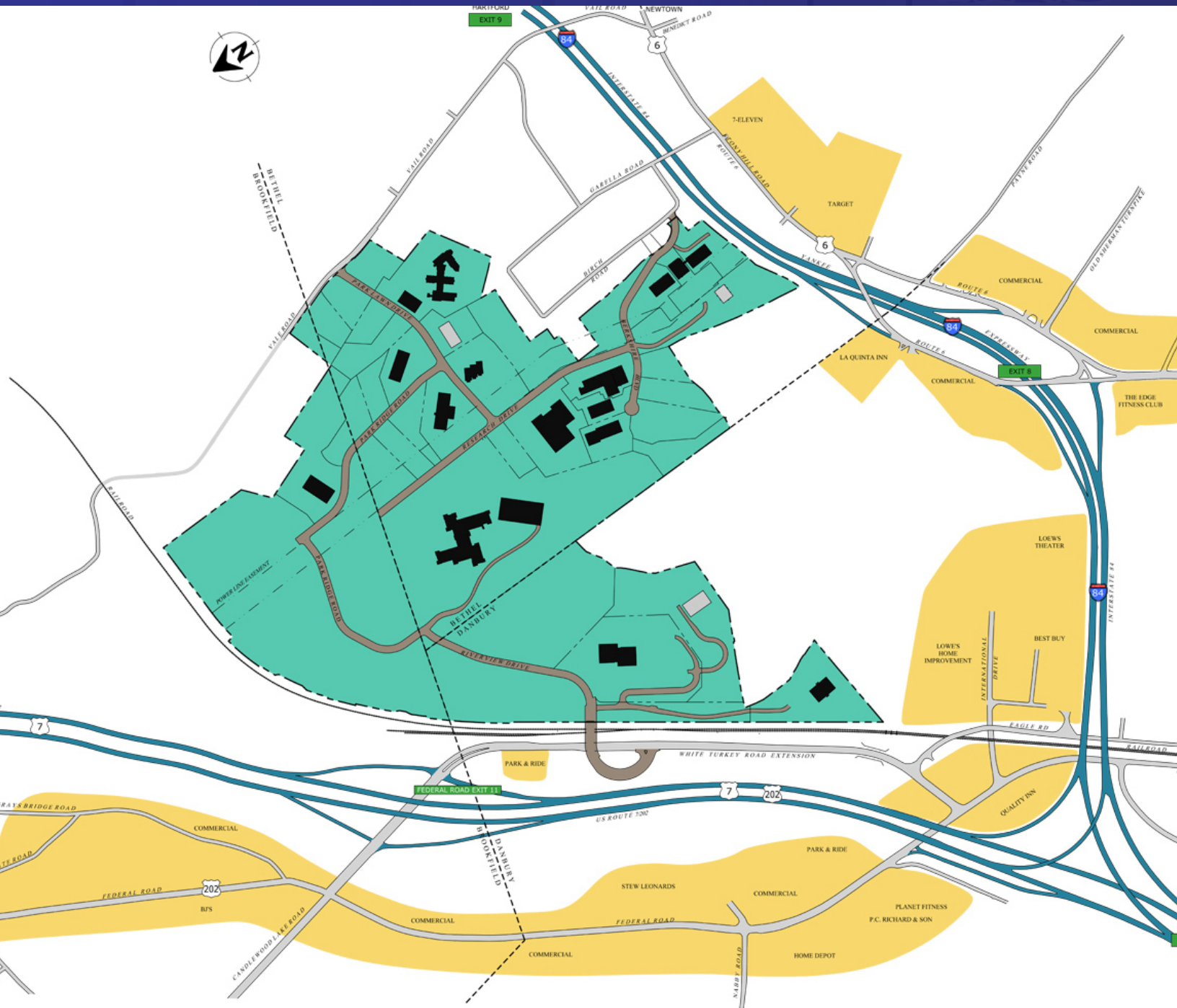
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BERKSHIRE CORPORATE PARK



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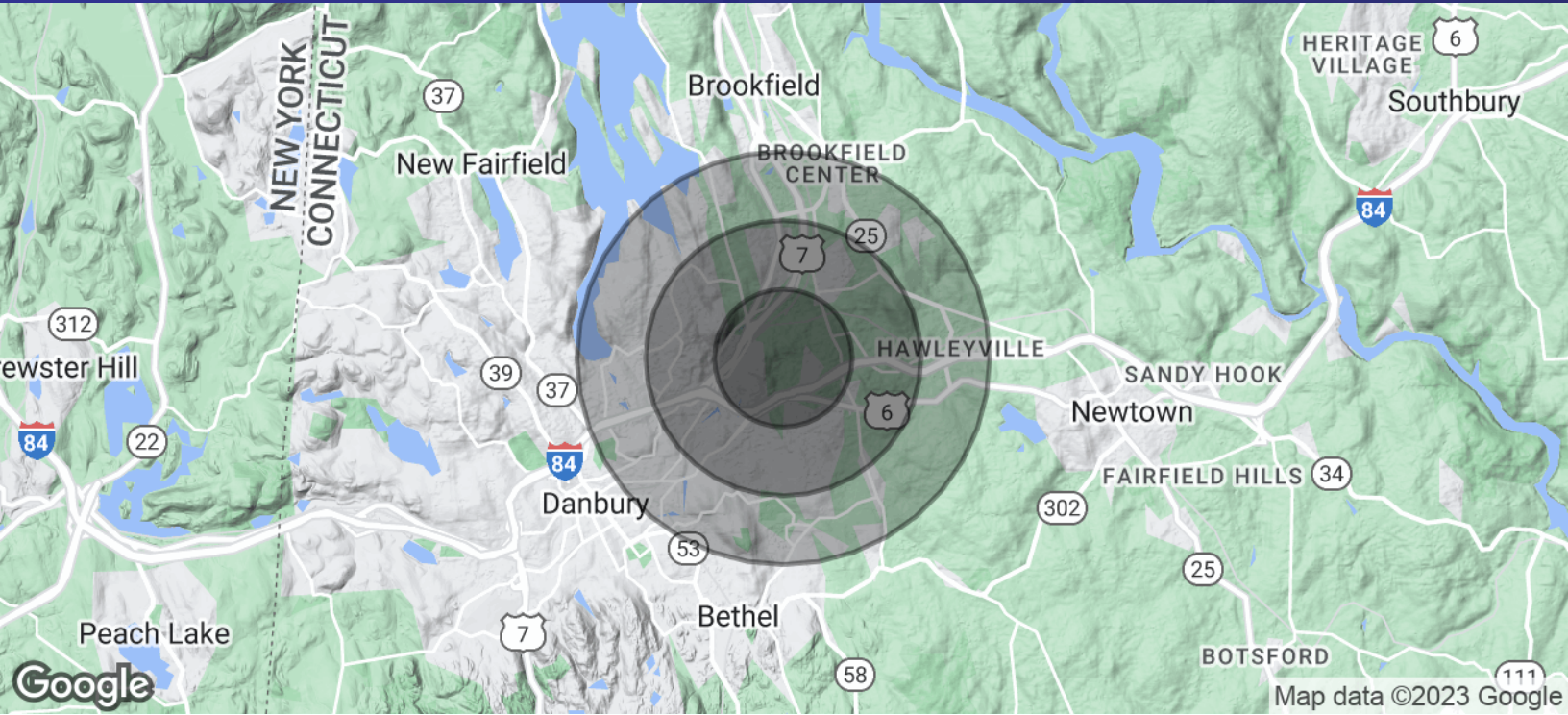


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,308	17,616	44,082
Average Age	45.9	42.0	41.5
Average Age (Male)	44.0	38.9	38.6
Average Age (Female)	46.9	43.8	43.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,464	7,024	16,938
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$105,973	\$110,630	\$102,883
Average House Value	\$303,166	\$320,366	\$305,854

* Demographic data derived from 2020 ACS - US Census



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