

**RYER**  
*Associates*

COMMERCIAL  
REAL ESTATE

*Building  
Opportunities*

# Data Center & Disaster Recovery Site FOR SALE

**REDUCED  
PRICE!**



6  
Berkshire  
Boulevard

+/-11,232 SF office/flex condominium for sale in  
Berkshire Corporate Park:

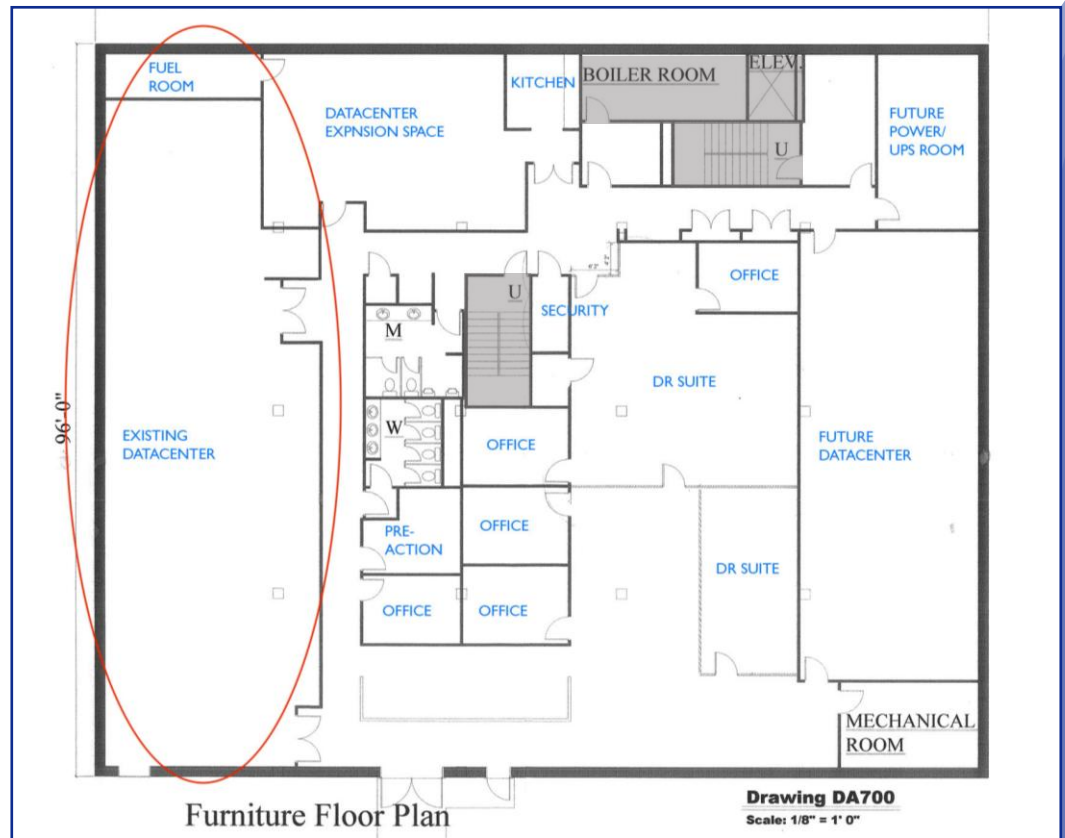
- Currently configured as a datacenter with:
  - 50 + 50-ton HVAC (with room for expansion)
  - Full pre-action sprinkler system
  - Redundant 800 amps, 480 volts power
    - Current protected power capacity 150kw
    - Cummings generator & Mitsubishi UPS
    - Expandable to 500kw with room for 100+ racks and office/disaster recovery space
  - Redundant AT&T and Crown Castle/Lighttower fiber present with direct fiber ring
- Unit also configured with offices, a kitchen, utility rooms/storage, and restrooms
- Located on ground floor with drive-up access & excellent parking - only 60 miles outside NYC!
- Additional equipment is included for expansion: UPS & HVAC, PDU
- Additional square footage may be available

## FOR SALE: \$524,000

Owner financing available!

**Bethel, CT**

# Best value in Berkshire Corporate Park!



## 5-MILE FACTS



Population: 120,000



Total Households: 44,000



Median HH Income: \$88,600



Bachelor's Degree  
or Higher: 41%

*2024 data provided by ESRI*

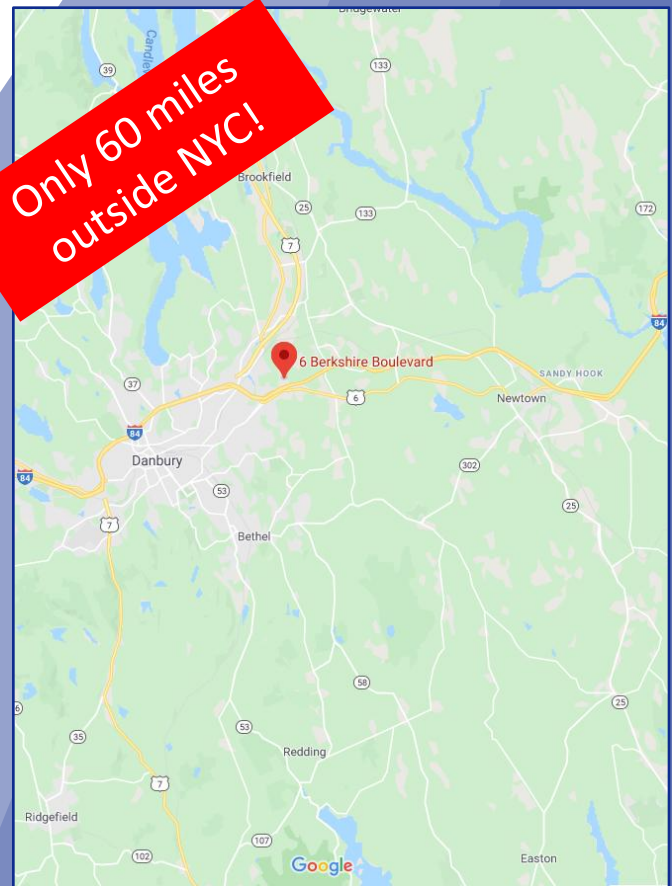


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Only 60 miles  
outside NYC!



\*Grayed-out sections are common area, and not part of the property.



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