

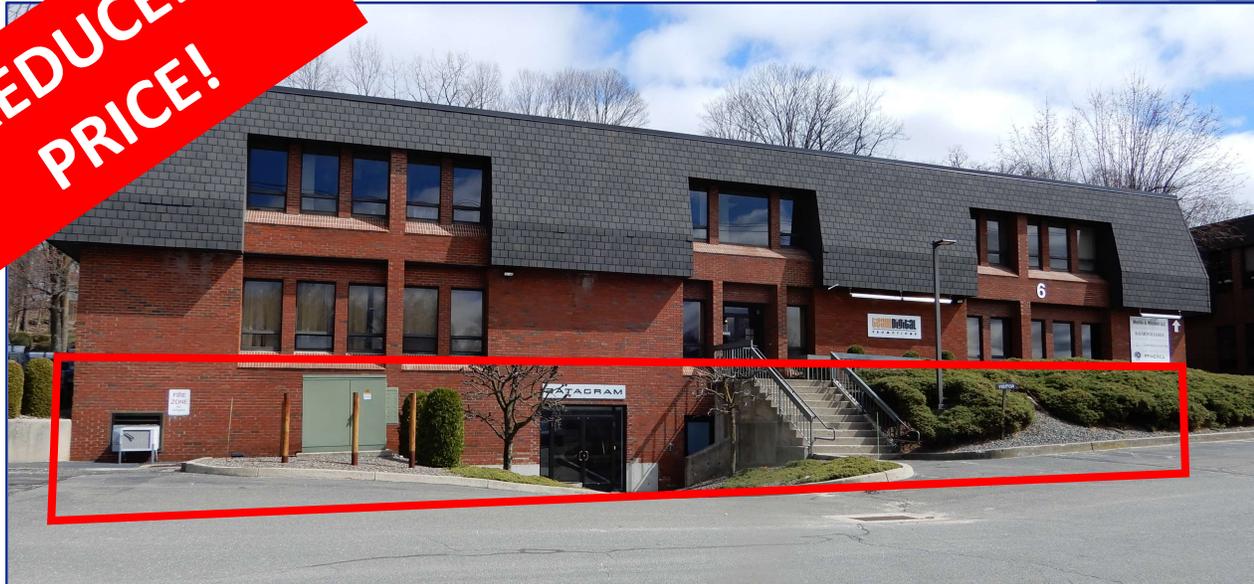
RYER
Associates

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:

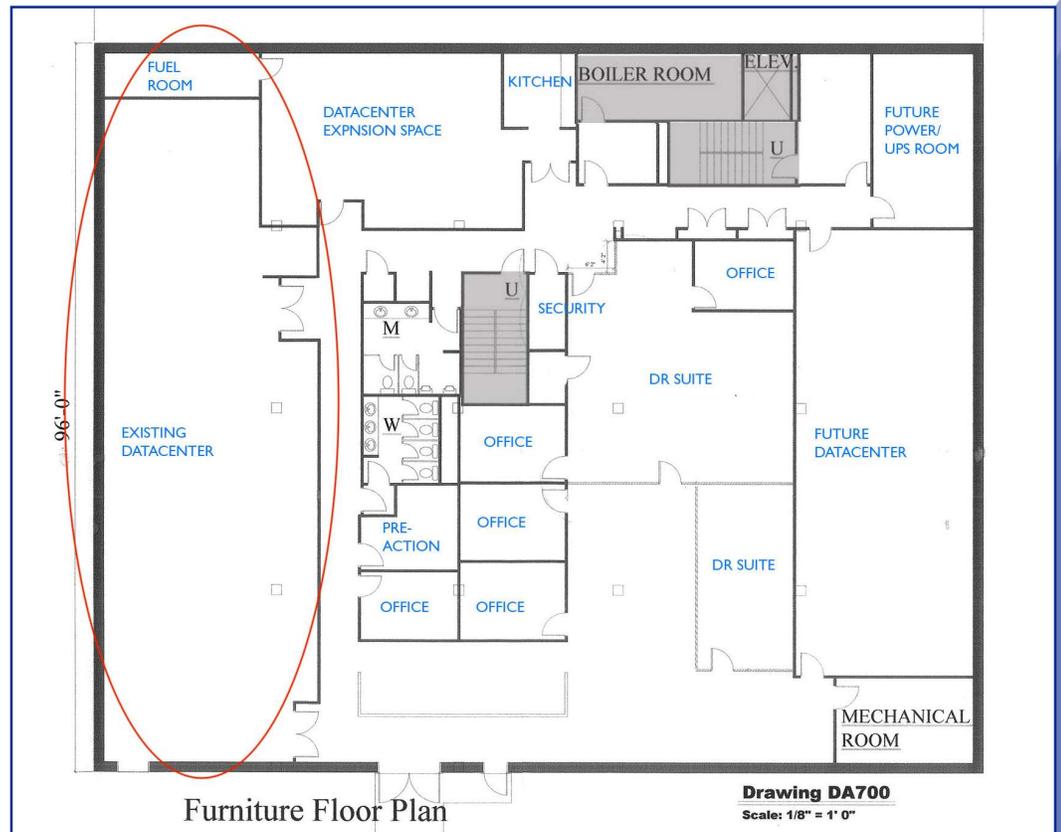
- Currently configured as a datacenter with:
 - 50 + 50-ton HVAC (with room for expansion)
 - Full pre-action sprinkler system
 - Redundant 800 amps, 480 volts power
 - Current protected power capacity 150kw
 - Cummins generator & Mitsubishi UPS
 - Expandable to 500kw with room for 100+ racks and office/disaster 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: \$499,000

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

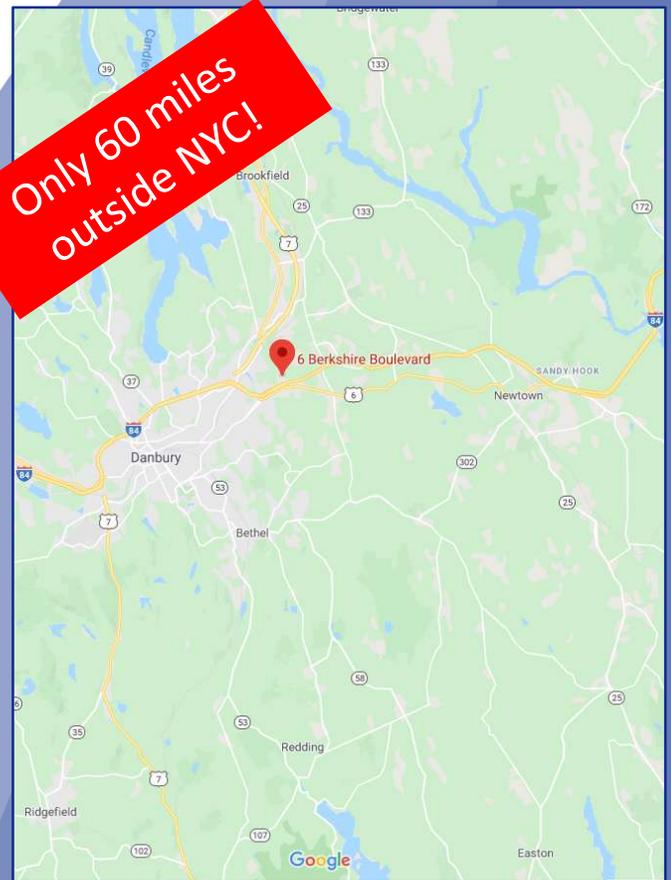


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*Grayed-out sections are common area, and not part of the property.



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