

FOR SALE // 16 TROWBRIDGE DR, BETHEL CT



PROPERTY DESCRIPTION

State of the art 32,020 Sq Ft Facility in Francis J. Clark Industrial Park sitting on +/- 4.96 Acres. This site has a immaculate two floor reception/ office area with an elevator. The entire building has full key fob access, security system with +/- 30 cameras, +/- 142 parking spaces, commercial kitchen, lock rooms, showers, 9 bathrooms, +/- 12-14' ceilings, 2 Drive in doors, Full AC and 1200 Amp 3 phase power. Currently fit out as a school/office. Ideal for company headquarters, industrial, manufacturing, R&D, office and much more!

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,100,000
Number of Units:	1
Lot Size:	+/- 4.96 Acres
Building Size:	+/- 32,020 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	886	14,161	33,599
Total Population	2,287	37,304	92,209
Average HH Income	\$133,705	\$136,035	\$131,016



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PROPERTY HIGHLIGHTS

- +/- 32,020 Sq Ft
- +/- 142 Parking Spaces
- +/- 4.96 Acres
- 12-14' Ceilings
- Two (2) Drive in Doors (Ability to Add More)
- In Floor Electric
- 9 of 12 HVAC Units Replaced
- City Water and Sewer
- Propane Heat
- Full AC
- Glass Offices
- 9 Bathrooms
- Locker Rooms with Showers
- Commercial Kitchen w/ Grease Trap
- 1200 Amp 3 Phase Power
- Elevator Access for Reception
- Full Security System with +/- 30 Cameras
- State of the Art Facility



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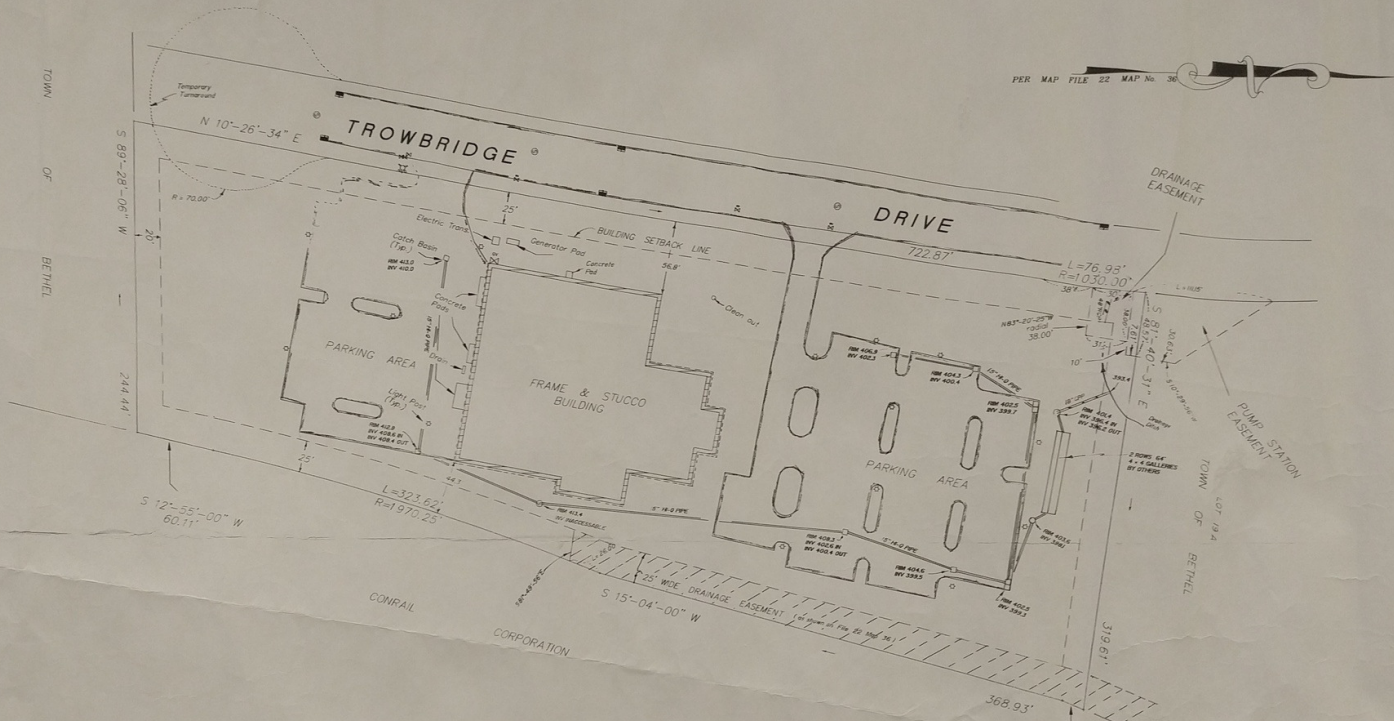
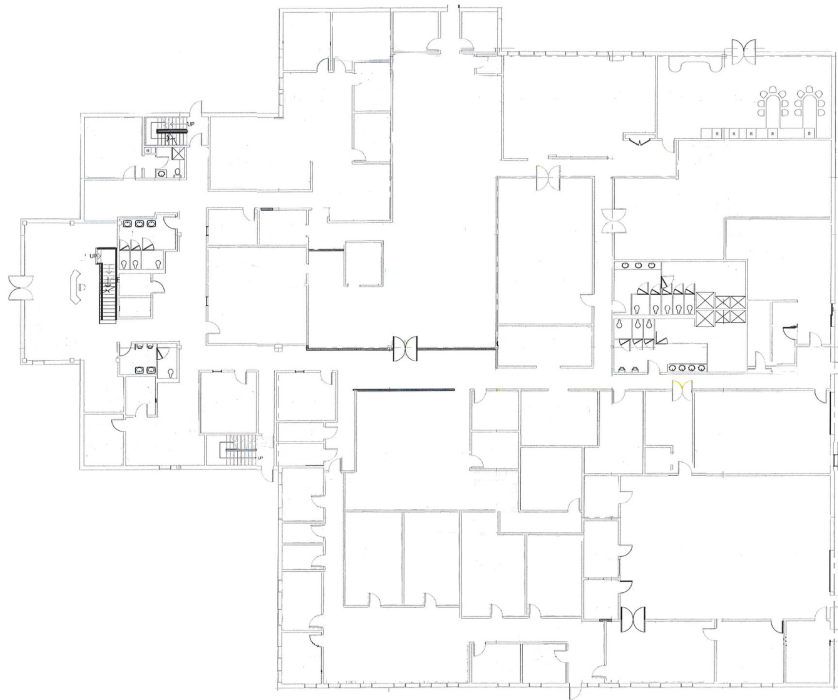
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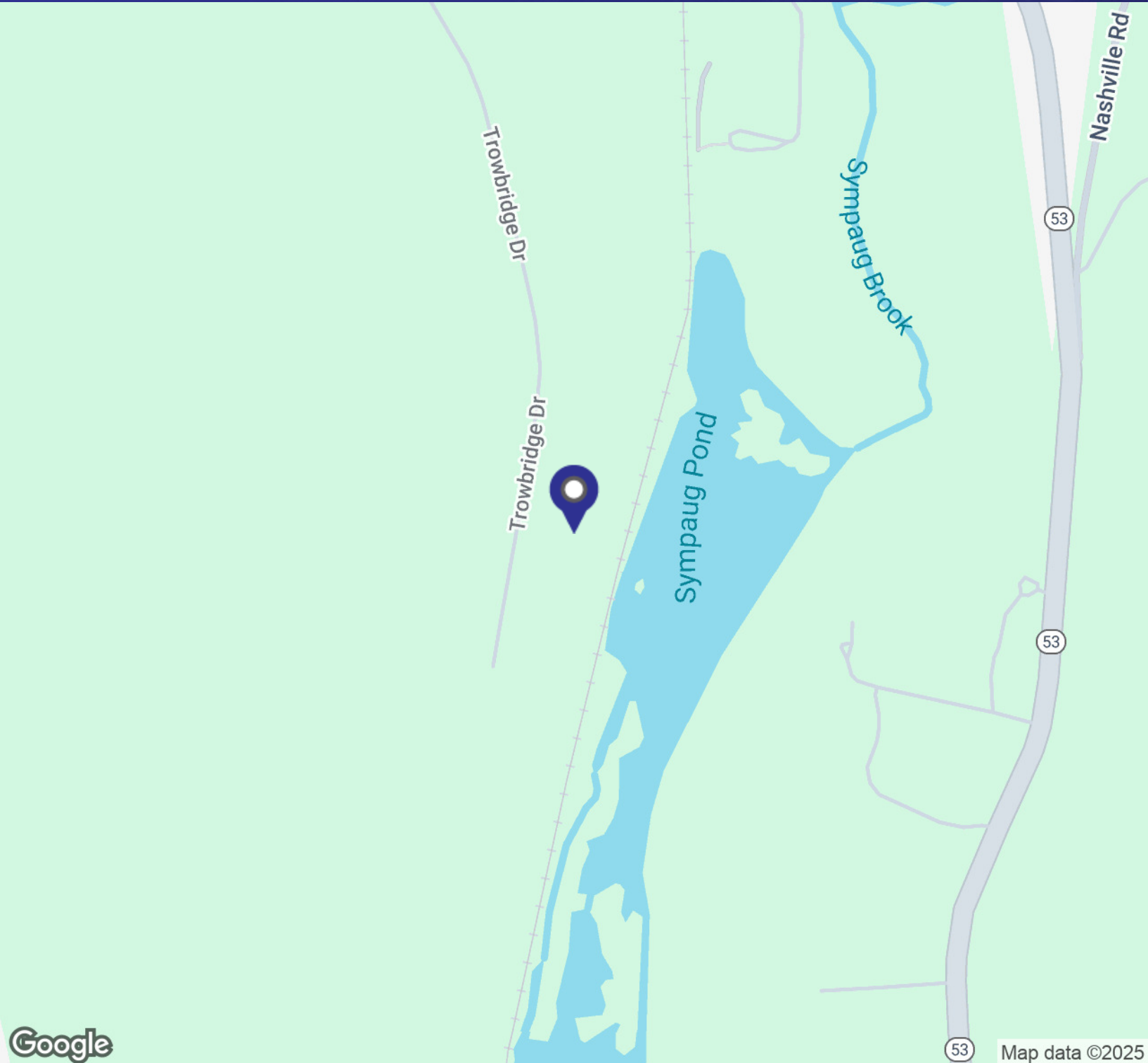
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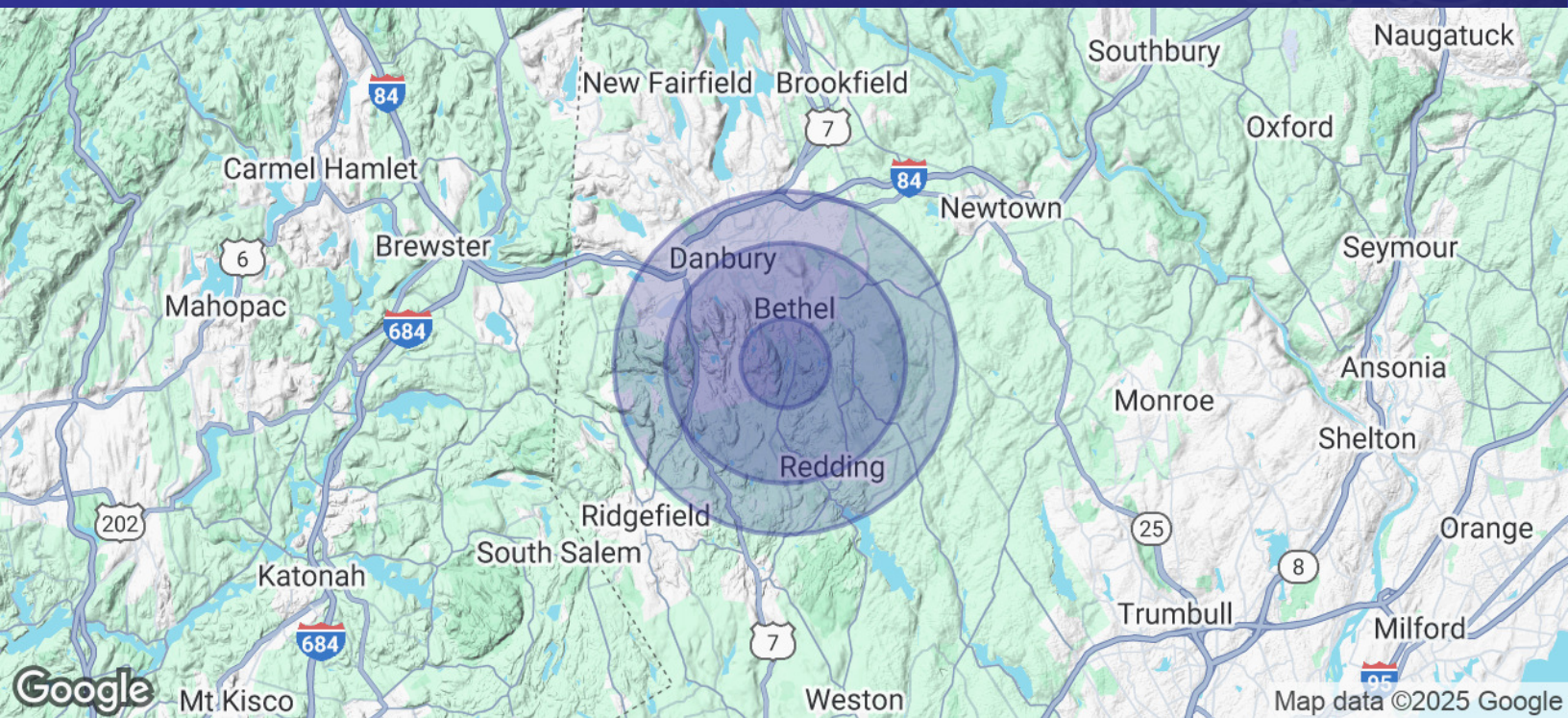
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	2,287	37,304	92,209
Average Age	42	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	886	14,161	33,599
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$133,705	\$136,035	\$131,016
Average House Value	\$514,566	\$489,150	\$471,746

Demographics data derived from AlphaMap



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