

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

Data Center & Disaster Recovery Site FOR SALE

**JUST
REDUCED!**



6
Berkshire
Boulevard

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

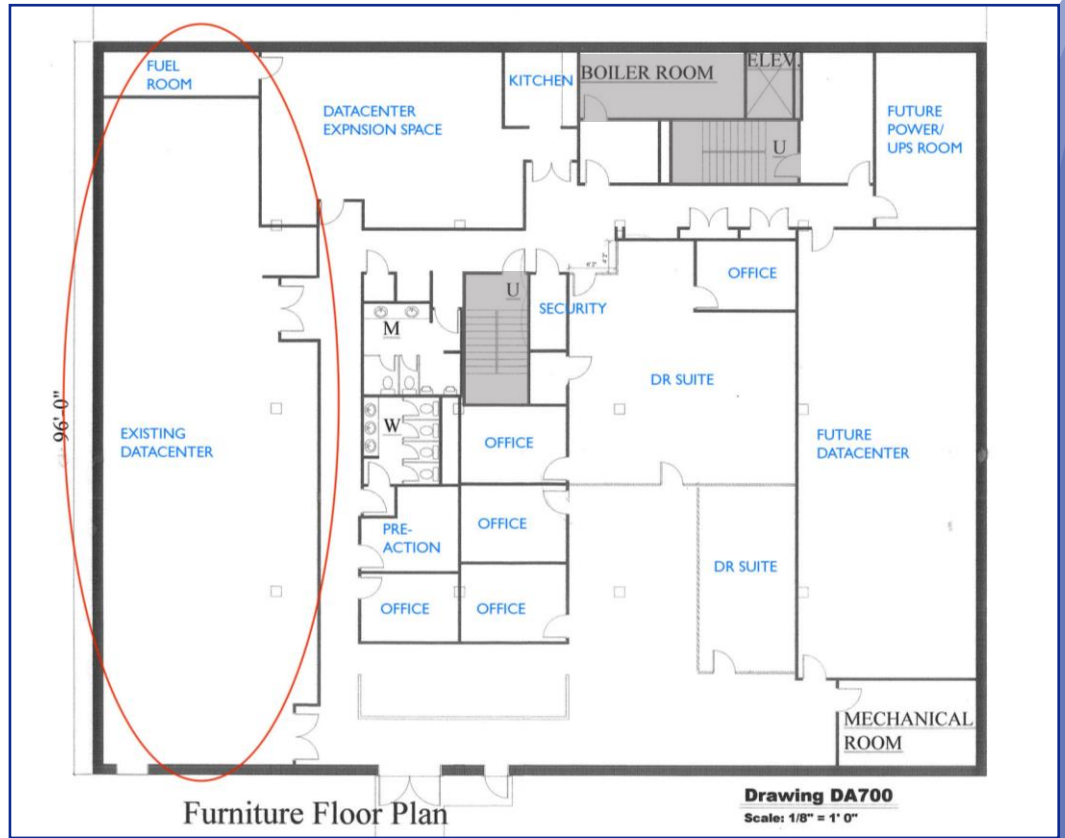
- Currently configured as a datacenter with:
 - 50 + 50-ton HVAC (with room for expansion)
 - Full pre-action sprinkler system
 - Redundant 800 amps, 480 volts power
 - Current protected power capacity 150kw
 - Cummins generator & Mitsubishi UPS
 - Expandable to 500kw with room for 100+ racks and office/disaster recovery space
 - Redundant AT&T and Crown Castle/Lightower 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: \$599,000

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

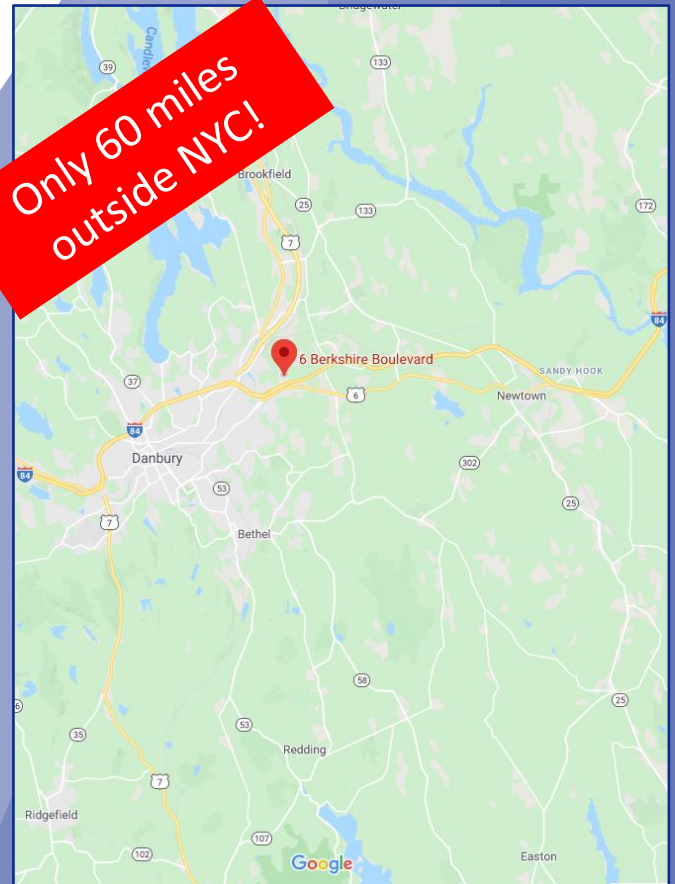


M. Jeffers Ryer, SIOR, CCIM
mjryer@ryer.com
(203) 797-0200 x 103



M. Augustus Ryer, CCIM
gryer@ryer.com
(203) 797-0200 x 107

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



No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

