

**CONNECTICUT  
CERTIFIED SITE**

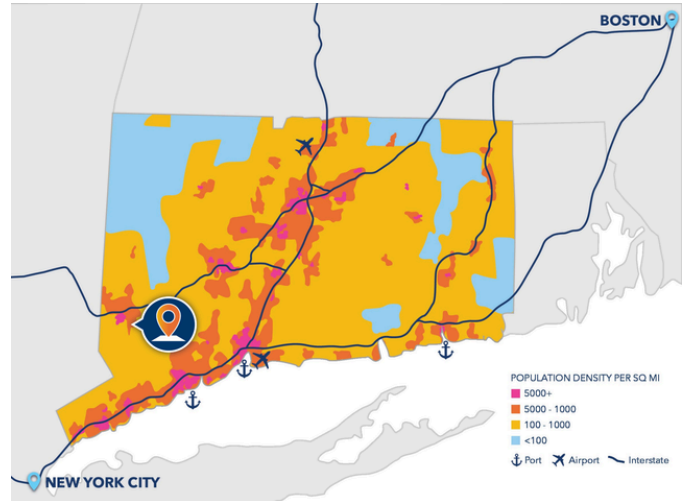


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# CLARKE BUSINESS PARK

# CLARK BUSINESS PARK

BETHEL, CT



## PROPERTY DETAILS

**Street Address:** 19-23 Trowbridge Drive

**City:** Bethel

**Zip Code:** 06801

**Type of Space:** Industrial

**Min. Size:** 2.60 acres

**Max Size:** 13.20 acres

## Shovel Ready

Properties where a combination of site characteristics, documented due diligence, and approvals deemed necessary to begin site development has been completed.



## Contact Information:

**J. Michael Struna**

Owner & Broker, Advantage Realty Commercial

M: 203-733-1290

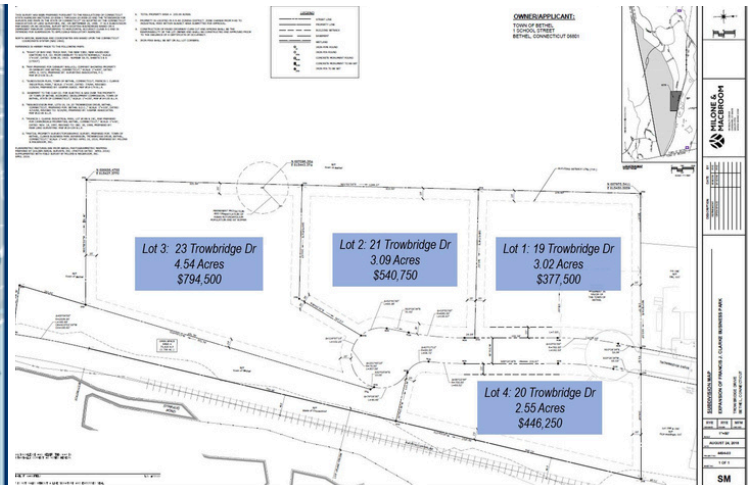
P: 203-798-9345

Mike@AdvantageRealtyInc.com

# CLARK BUSINESS PARK

BETHEL, CT

Four new industrial building lots have been approved and are being offered for sale by the Town of Bethel's Economic Development Commission. With little to no inventory of industrial buildings or land zoned industrial this is an excellent opportunity to purchase property and custom build to your personal business requirements. There are 4 new building lots being offered for sale ranging in size from 2.55 acres to 4.54 acres, for a total of 13.2 acres.

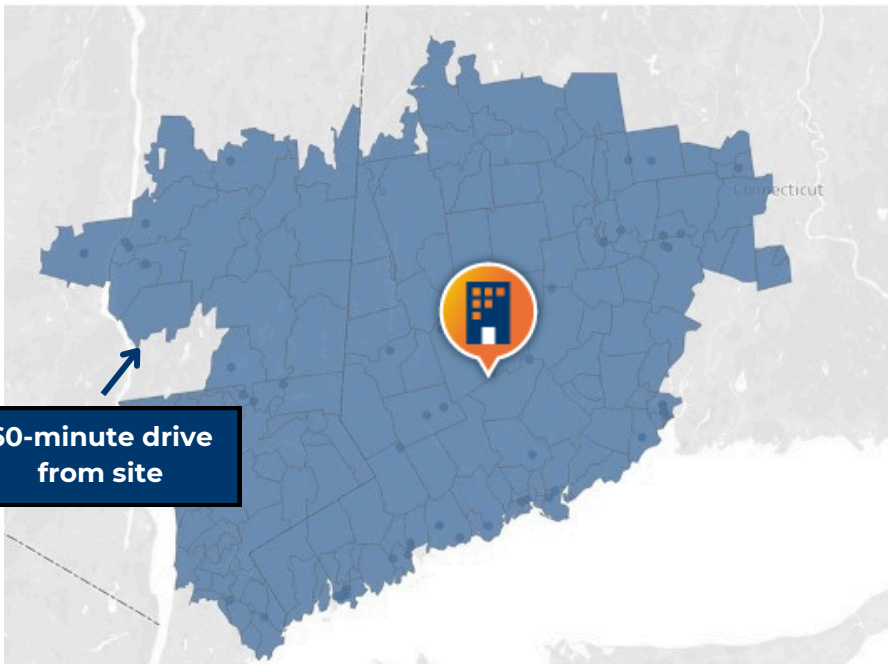


# CLARK BUSINESS PARK

BETHEL, CT



## LABOR SHED:



CITY	DRIVE TIME (MINUTES) <sup>2</sup>
<i>Norwalk</i>	35
<i>Stamford</i>	45
<i>New Haven</i>	55
<i>Hartford</i>	65
<i>New York City</i>	90

In the area located within a **60-minute drive** time from Bethel Clarke Business Park, there are:

- **2,700,000 people**
- **1,300,000 jobs**
- **\$259B in GRP**

This represents a **larger population and economic output** than the following metro areas:

- **Austin-Round Rock - Georgetown, TX**
- **Portland-Vancouver-Hillsboro, OR**
- **Sacramento-Roseville-Folsom, CA**
- **Pittsburg-PA**
- **Las Vegas-Henderson-Paradise, NV**
- **Kansas City, MO-KS**
- **Cincinnati, OH-KY-IN**

1. Lightcast, 2022; AdvanceCT calculations;  
2. Google Maps from Bethel, CT

# CLARK BUSINESS PARK

BETHEL, CT

## UTILITIES:

### Power

<b>Site Address:</b>	Trowbridge Drive, Bethel, CT
<b>Electric Provider:</b>	Eversource Energy
<b>Distance to Nearest Distribution Electric Line:</b>	10' Roadside Loop
<b>Electric Volts:</b>	13,800
<b>Electric Amps:</b>	600
<b>Power Phases:</b>	ABC
<b>Distance to Electric Substation:</b>	4 miles (Triangle St. Danbury, CT)
<b>Dual Electric Feed:</b>	Yes, looped
<b>Redundant Power:</b>	Commercial Looped Subdivision
<b>Additional Electric Details:</b>	Primary Circuit 11A56

### Gas

<b>Natural Gas Provider:</b>	Eversource
<b>Distance to Natural Gas Distribution Line:</b>	Not able to release info
<b>Natural Gas Distribution Line Pressure:</b>	Not able to release info
<b>Gas Line Size:</b>	6 inch IP gas main
<b>Cost to Extend Gas to Site:</b>	Not able to calculate

### Water & Sewer

<b>Site Address:</b>	Clarke Business Park
<b>Water Provider:</b>	Bethel Public Utilities Department
<b>Distance to Water Line:</b>	Water service extended onto property
<b>Water Line Size:</b>	12 inch diameter
<b>Water Main Pressure:</b>	55 psi
<b>Total Water Capacity at Site:</b>	> 1000 gpm
<b>Excess Water Capacity at Site:</b>	Varies, as needed
<b>Sewer Provider:</b>	Bethel Public Utilities Department
<b>Total Sewer Capacity at Site:</b>	300 gpm
<b>Excess Sewer Capacity at Site:</b>	Varies, as needed
<b>Sewer Line Size:</b>	8 inch diameter
<b>Sewer Type:</b>	PVC Pipe
<b>Wastewater Treatment Provider:</b>	Danbury Sewer Department

**FOR MORE INFORMATION, CONTACT:**



**Erron Smith**

**Director,  
Business Development**

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**ADVANCECT**  
CONNECTICUT



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