

A 865,000 square foot institutional office campus is now vacant, leaving behind only its superlative infrastructure, exceptional highway access, and the dramatic site which is now...

Southbury Heights

Land For Sale | ± 228 Acres
Premier Development Site
150 Kettletown Road | Southbury, CT



± 228 Acres



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±228 Acres

Southbury Heights

Southbury Heights is a 227.9-acre redevelopment opportunity in Southbury, Connecticut.

Built originally in 1987 as a four building 865,000 square foot integrated corporate office and data center campus, the property has a robust infrastructure of roads, parking lots, drainage, redundant electrical feeds (13.8kV), emergency power, and a (decommissioned) dedicated wastewater treatment facility.

This is a rare redevelopment opportunity in the region for its location and scale:

- The property is located in Southbury, CT, approximately 45 minutes South of Hartford, CT, 45 minutes North of New Haven, CT and within 2 hours of both New York City and Boston
- The site has approximately 3,300 linear feet of frontage on Interstate 84 (more than 66,000 cars pass by the site on I-84 per day) providing visibility and signage
- The site is located less than 1/4 mile from I-84 exit 15, a four-way interchange at Kettle town Road
- Access to the site from two town roads; Kettle town Road and Bullet Hill Park Road
- Classic New England setting with outstanding views
- Nearby amenities: restaurants, lodging, national and local retail

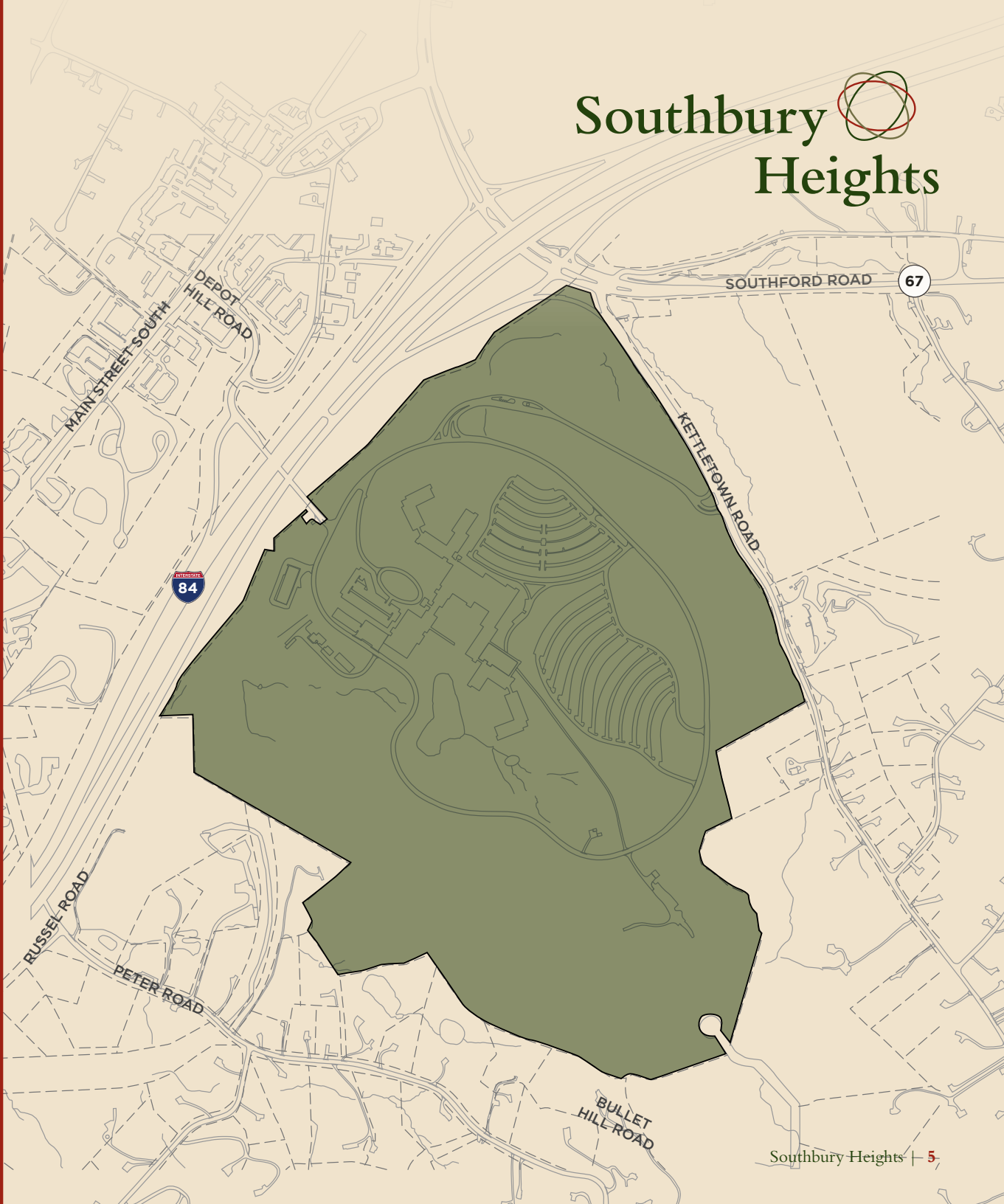
Specifications

Land Area	±227.9 acres
Buildings	±865,000 SF Four Four-Story interconnected Office Buildings
Zoning	R-60C (Residential/Corporate Park District)
Permitted Uses	Single detached dwellings, dwellings containing two units, office, and facilities for the Town of Southbury, State of Connecticut or Federal Government.
Maximum Building Height	40 Feet
Asking Price	Available upon Request

±228 Acres



Southbury Heights



Property Overview

Property Type	Office Complex
Year Built	1987
Number of Buildings	4 (Buildings A, B, C, and a Central Services building) Building B includes an approximately 150,000 square foot data center, built in 1989, and expanded between 2001 and 2003. Buildings A and C have similar office layouts with open office areas and private offices. Amenities include an auditorium, conference and training areas and a kitchen and cafeteria.
Number of Stories	4
Land to Building Ratio	9.65 to 1
Building Area	Gross Building Area: 1,029,198 sf Net Rentable Area: 865,000 sf

Net Rentable Area by Floor (square feet)

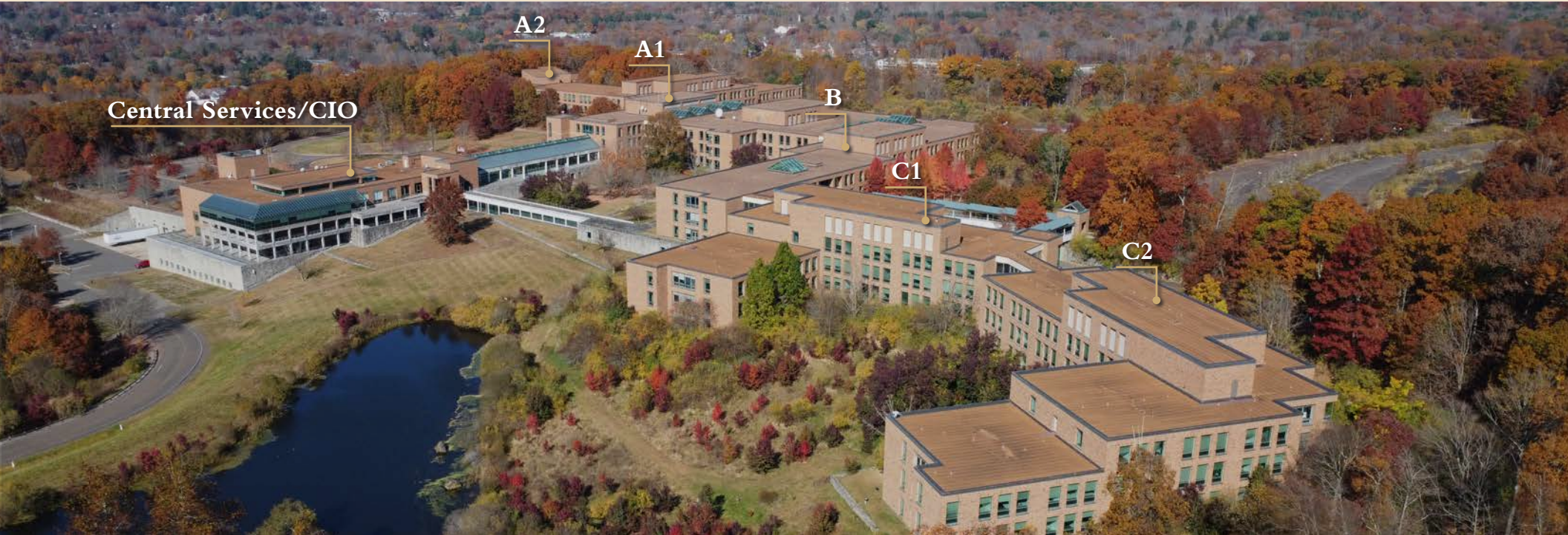
Floor	Building A	Building B	Building C	Central Services	Total
1	47,000	113,000	37,000	70,000	267,000
2	57,000	99,000	46,000	59,000	261,000
3	57,000	90,000	46,000		193,000
4	25,000	85,000	34,000		144,000
Subtotal	186,000	387,000	163,000	129,000	865,000

INTERIOR DETAIL	
Floor Covering	Carpet, tile and vinyl tile
Walls	Drywall
Ceilings	Acoustical tile
Lighting	Fluorescent
Restrooms	The property features adequate restrooms for men and women.

MECHANICAL DETAIL	
Heat Source	Oil
Heating System	Natural Gas
Cooling	Chillers: (5) - 1000 ton chillers - N+1 redundancy Chilled water supplying 118 computer room air conditioners Towers: 4 - Cooling Tower cells @ 1250 ton each N+1 redundancy 200,000 gallon water storage
Electrical Service	Two underground utility feeds (13.8kV) – fully redundant
Fuel Delivery System	Redundant On-stie storage with 60K gallons total capacity Sufficient for 48 hours of operation fully loaded
UPS Systems	4 multi-module, parallel redundant UPS systems Typically 3 modules @675 KW each, N+1 Total UPS capacity is 5925 KW Batteries are capable of supporting full load for 15 minutes
Emergency Power	7 diesel generators @ 2MW each, total of 14 MW installed capacity N+1 redundancy Supports all critical load and mechanical support equipment
Elevator Service	The building contains 16 elevators
Fire Protection	100 percent sprinklered
Security	Exterior and interior monitors

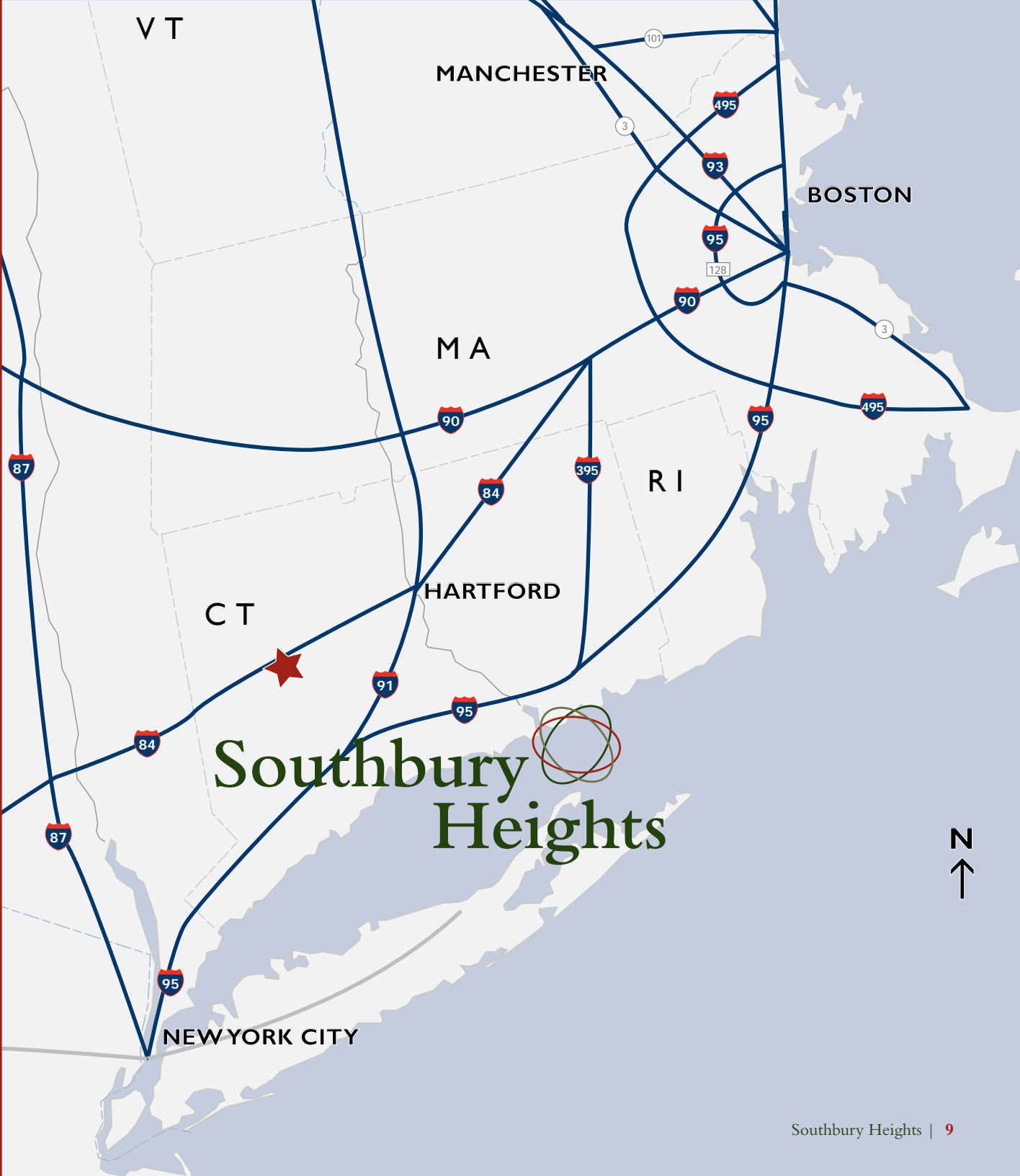
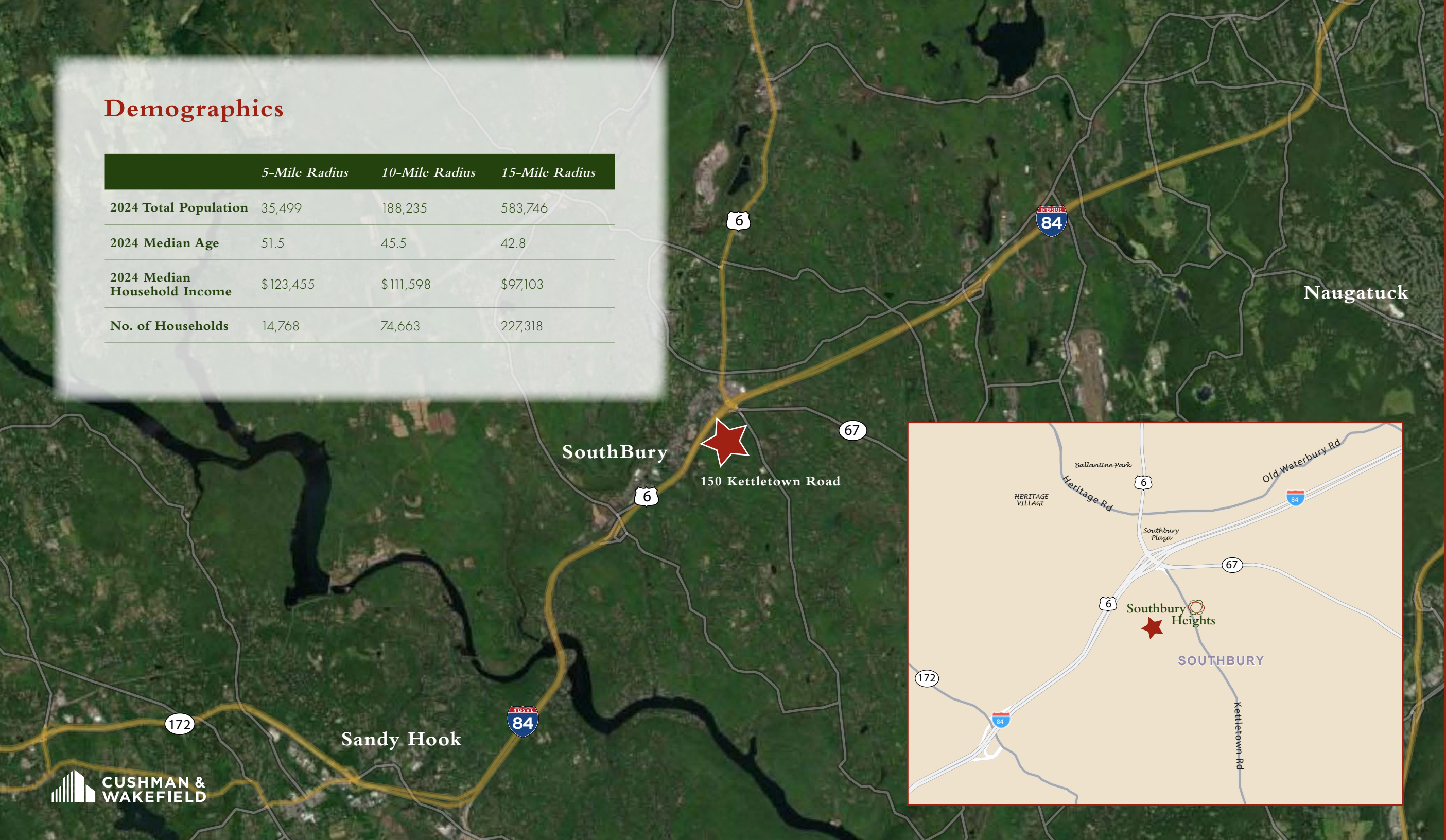
CONSTRUCTION DETAIL	
Basic Construction	Steel and masonry
Foundation	Concrete
Framing	Structural steel with masonry and concrete encasement
Floors	Concrete poured over a metal deck
Exterior Walls	Brick
Roof Type	Flat with parapet walls
Roof Cover	Built-up assemblies with tar and gravel cover
Windows	Thermal windows in aluminum frames
Pedestrian Doors	Glass and metal
Loading	5 dock-high doors 1 drive-in door

PROPERTY ASSESMENT INFORMATION	
Assessor’s Parcel Number	35/44/C1
Assessing Authority	Town of Southbury
Current Tax Year	2023/2024
Assessment Ratio (% of market Value)	70%
ASSESSED VALUE	TOTALS
Land	\$1,493,260
Improvements	\$11,806,740
Total Assessment	\$13,300,000
Tax Rate (2024)	2.42%
Total Property Taxes	\$321,860 / \$0.37 per square foot



Demographics

	5-Mile Radius	10-Mile Radius	15-Mile Radius
2024 Total Population	35,499	188,235	583,746
2024 Median Age	51.5	45.5	42.8
2024 Median Household Income	\$123,455	\$111,598	\$97,103
No. of Households	14,768	74,663	227,318



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