

~ FOR LEASE ~

**INDUSTRIAL CONDOMINIUM**



**564 Danbury Road, Unit A  
New Milford, CT**

**Lease Price: \$5.95 NNN (NNN = +/- \$2.00)**

Industrial condominium with 200 amp/3 phase power, 20 ft. ceilings, reception area, nine private offices, conference room, kitchen, two baths, two loading docks and one 12 ft. drive-in door.



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Size Available:	+/- 13,585 Sq. Ft.
Office:	+/- 4,560 Sq. Ft. with Reception Area, Nine Private Offices, Conference Room, Kitchen and Large Demo Room
Warehouse:	+/- 9,025 Sq. Ft.
Land:	+/- 2.5 Acres
Zone:	I-C
Year Built:	1986
Electrical:	200 Amp, 3 Phase
Ceiling Height:	20 Ft. Clear
Parking:	+/- 73 Shared Spaces
Heating:	Oil Heat
Cooling:	A/C in Office
Utilities:	Well and Septic (City Water, Sewer and Gas Available)
Plumbing:	2 Baths
Loading:	Two Loading Docks and One 12 Ft. Drive-In Door
Taxes:	\$11,500 (Estimated)

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

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.

## ADDITIONAL PHOTOS

564 DANBURY ROAD, UNIT A  
NEW MILFORD, CT



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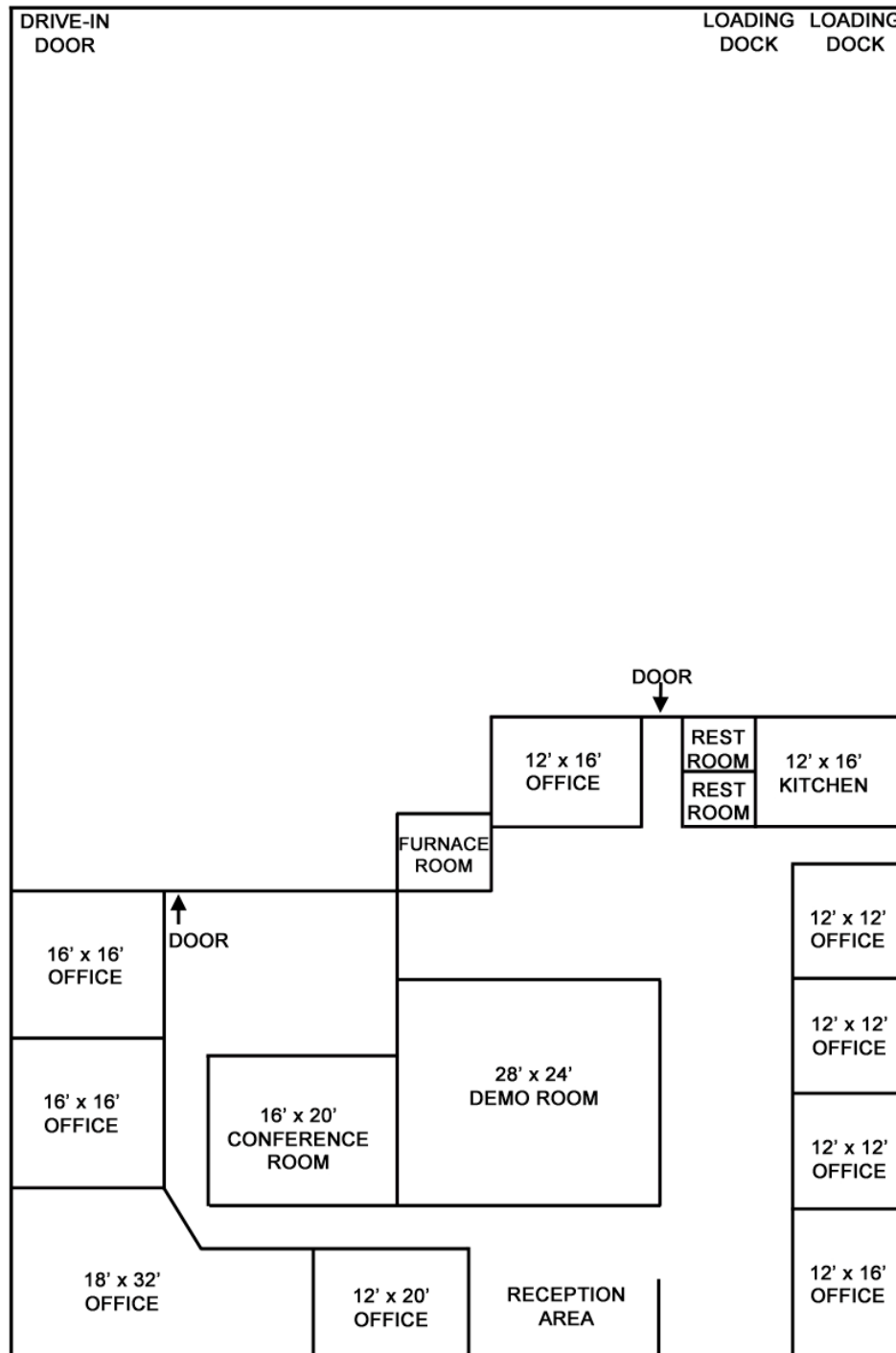
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## UNIT LAYOUT

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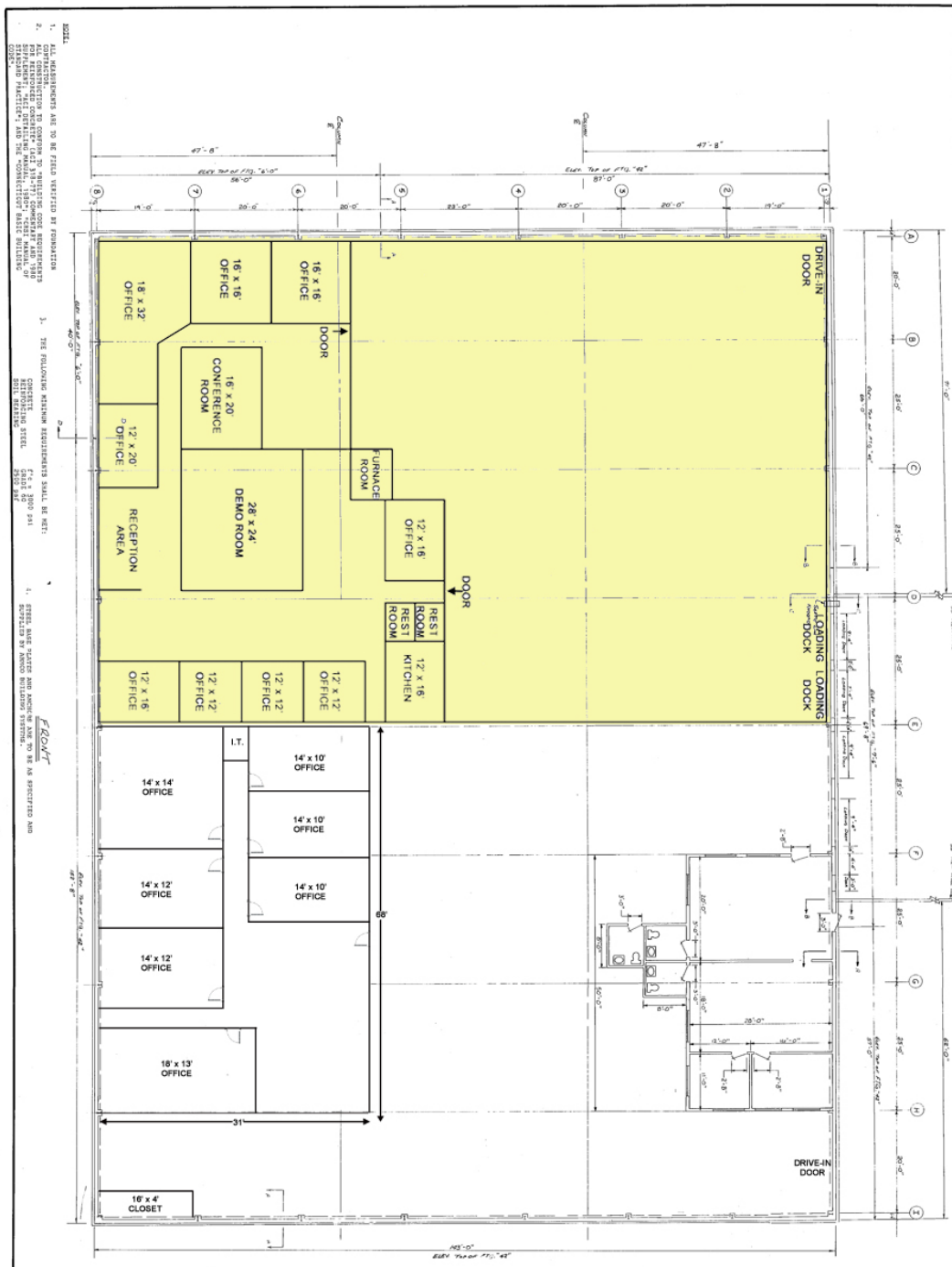
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## BUILDING LAYOUT

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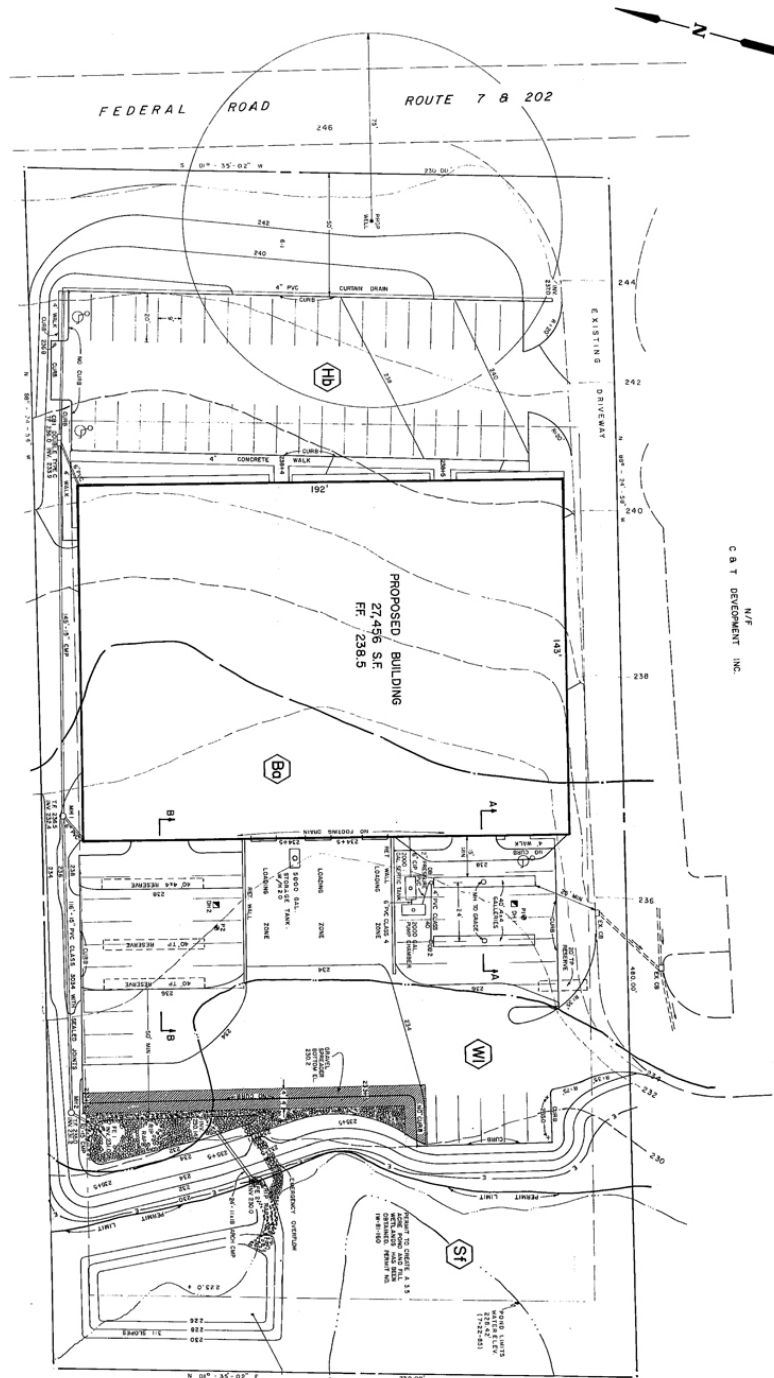


## SITE PLAN

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### INDUSTRIAL/COMMERCIAL ZONE (I/C)

#### Section 060-010 Purpose

The purpose of this zone is to provide areas for a wide range of commercial and industrial uses in which residential development is excluded so as to avoid conflict in land use character and facilitate economic development. Permitted uses shall include uses permitted in B-1 and B-2 zones with the exception of residential uses, as well as a wide range of various non-residential uses subject to the provisions of Chapter 175, Site Plan Application.

#### Section 060-020 Use Classifications

1. In an Industrial/Commercial zone, except for residential uses, any building or premises may be used, and any building may be structurally altered for any uses permitted as specified herein in a B-1 or B-2 Business Zone and for wholesale businesses, offices, kennels, storage warehouses and the manufacturing, processing or assembling of goods, subject to a site plan and landscaping plan approved by the Zoning Commission as provided in Chapters 130 and 175 of these regulations. As an aid in the interpretation of this section of these regulations "solid waste facilities" and "recycling facilities" as those terms are defined in Chapter 446d State Statute 22a-207 of the Connecticut General Statutes are not permitted uses of land, buildings or structures.
2. All buildings where goods are sold or services rendered primarily at retail shall not exceed a floor area of 40,000 square feet.
3. As an accessory use, the outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber, piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment may be permitted subject to acquisition of a Special Permit in accordance with Chapter 180 of these regulations.

#### Section 060-030 Additional Conditions and Standards

1. Any rear lot created as a result of a subdivision or re-subdivision approved by the New Milford Planning Commission must have a shared entrance from Danbury Road with the parcel that fronts on Danbury Road.
2. Right-of-way for sidewalk purposes. All new applications for development shall set aside for the purpose of future sidewalk construction by easement, an unobstructed four-(4) foot wide right of way that is parallel and adjacent to the road.

*(Chapter Rewritten Effective: July 11, 2014)*



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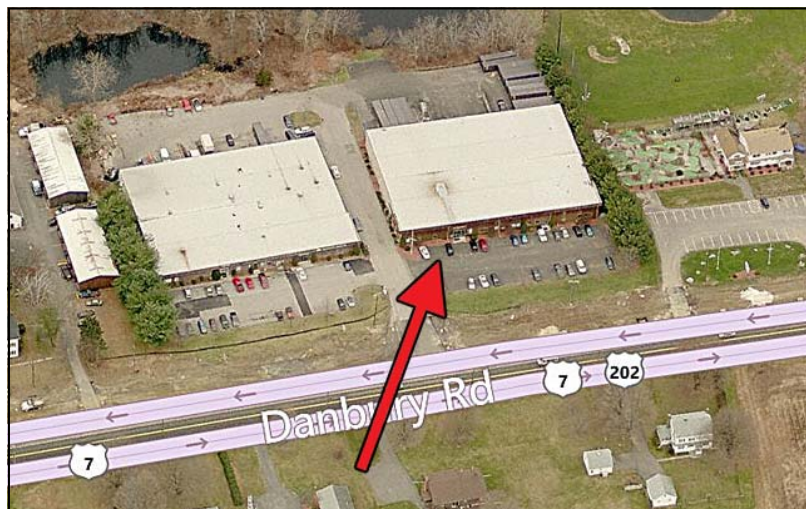


## LOCATION MAPS

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