

~ FOR LEASE ~



TOWER REALTY CORP.

INDUSTRIAL/WAREHOUSE SPACE



**36 Kenosia Avenue, Unit 3
Danbury, CT**

Lease Price: Reduced

\$5.95 NNN

NNN = +/- \$2.50

Clean, wide open industrial space with great Westside location. Unit has 20 ft. ceilings, 200 amp power, two 14' drive-in doors, reception, private offices, conference room, kitchenette, and alarm. Easy access to I-84.

Size:	+/- 7,500 Sq. Ft.
Layout:	+/- 6,000 Warehouse +/- 1,500 Sq. Ft. Office.
Office Layout:	Reception Area, 3 Private Offices, Conference Room, Kitchenette, and Utility Closet
Lot Size:	+/- 11 Acres
Zone:	IL-40
Loading:	Two 14 Ft. Drive-In Doors
Electrical:	200 Amp, 3 Phase
Ceiling Height:	20 to 22 Ft.
Year Built:	1973
Heating:	Gas Heat
Cooling:	Central A/C in Office
Plumbing:	Two Baths and Slop Sink
Utilities:	City Water; Sewer and Gas



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / 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* ~

36 KENOSIA AVENUE, UNIT 3
DANBURY, CT



TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

~ LOCATION MAP ~

36 KENOSIA AVENUE
DANBURY, CT



TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com