

~ FOR LEASE ~

**UNDER NEW OWNERSHIP
INDUSTRIAL SPACE
FROM 5,302 TO 20,684 SQ. FT.**



NEW ROOF



**60 Shelter Rock Road,
Danbury, CT**

Lease Price: \$5.95 NNN Price Reduced!

Under New Ownership! Ideal for any warehouse or manufacturing use. Building has new roof, three shared loading docks, one common 14' x 14' overhead door, and excellent signage. Units are separately metered for gas and electric. Convenient access to I-84 and Routes 6 and 53. NNN = +/- \$2.45 PSF.

*Adjacent units may be combined.

Units Available:

Unit 1: +/- 6,564 Sq. Ft.
Unit 6: +/- 9,252 Sq. Ft.
Unit 7: +/- 11,432 Sq. Ft.
Unit 8: +/- 7,522 Sq. Ft.
Units 6 + 7: +/- 20,684 Sq. Ft.

Land: Well-Maintained +/- 7.00 Acres

Zone: IL-40

Power: 200 Amp, 3 Phase

Loading: 3 Common Loading Docks
1 Common Overhead Doors

Ceiling Height: 15' to 21'

Parking: +/- 220 Spaces

Heating: Gas Heat

Utilities: City Water, Sewer and Gas

Sprinklers: Wet System



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~ *ADDITIONAL PHOTOS* ~

60 SHELTER ROCK ROAD,
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Common Hall



Common Loading Docks



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~ *ADDITIONAL PHOTOS* ~

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Units 6 & 7

Unit 1



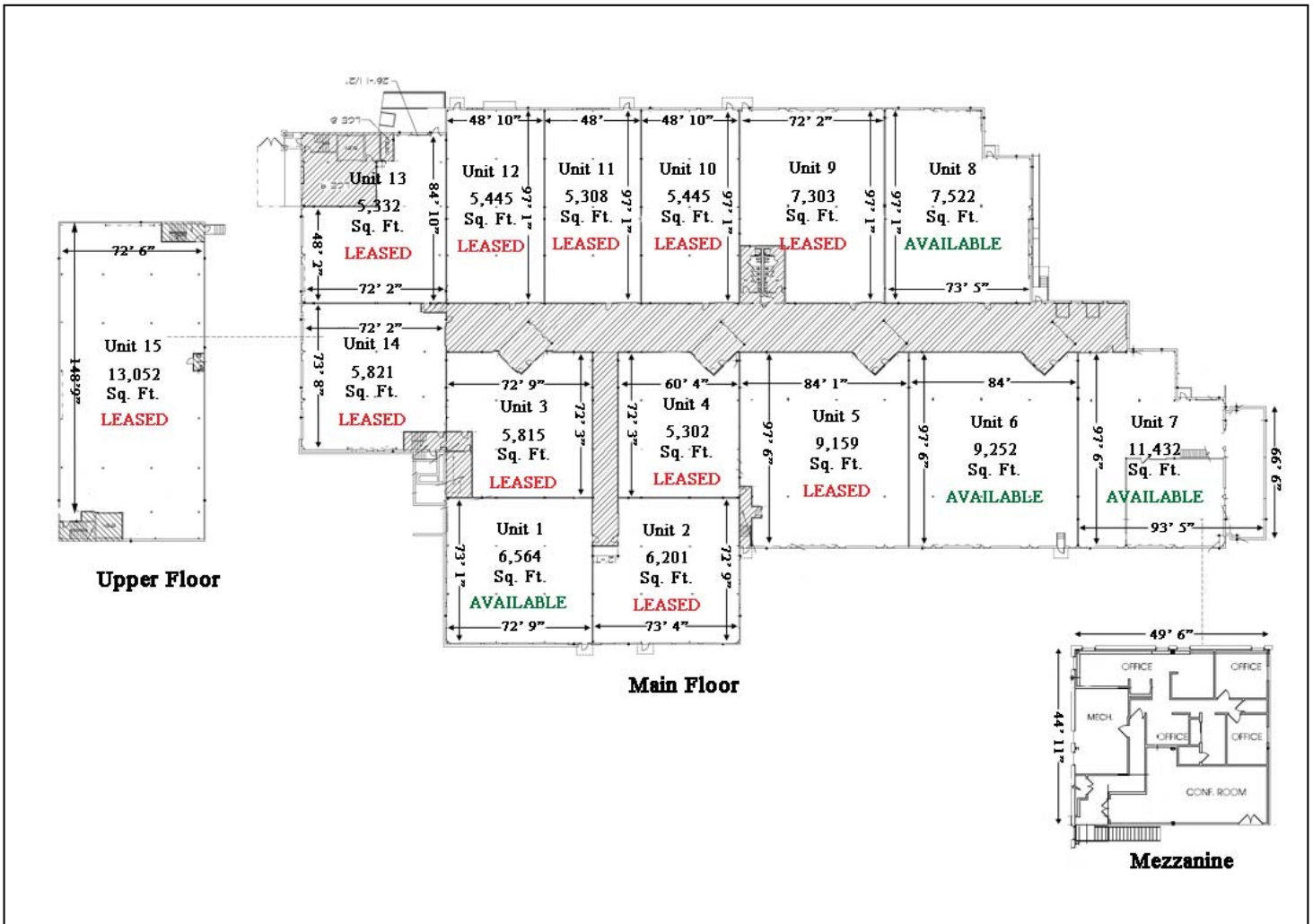
Unit 4



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~ LAYOUT ~

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~ SITE PLAN ~

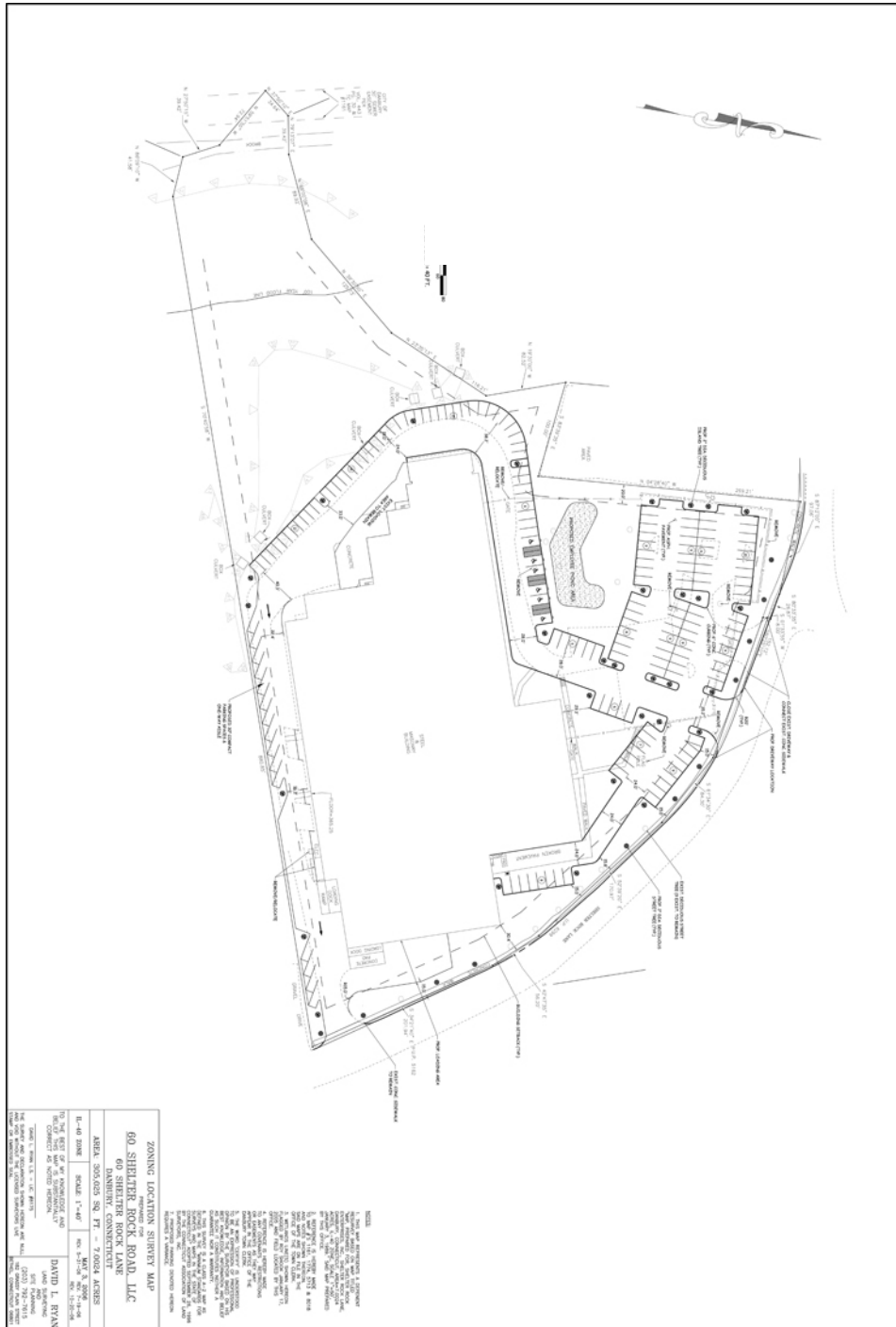
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~ SITE PLAN ~

60 SHELTER ROCK ROAD,
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ZONING LOCATION SURVEY MAP
60 SHELTER ROCK ROAD, LLC
 60 SHELTER ROCK LANE
 DANBURY, CONNECTICUT

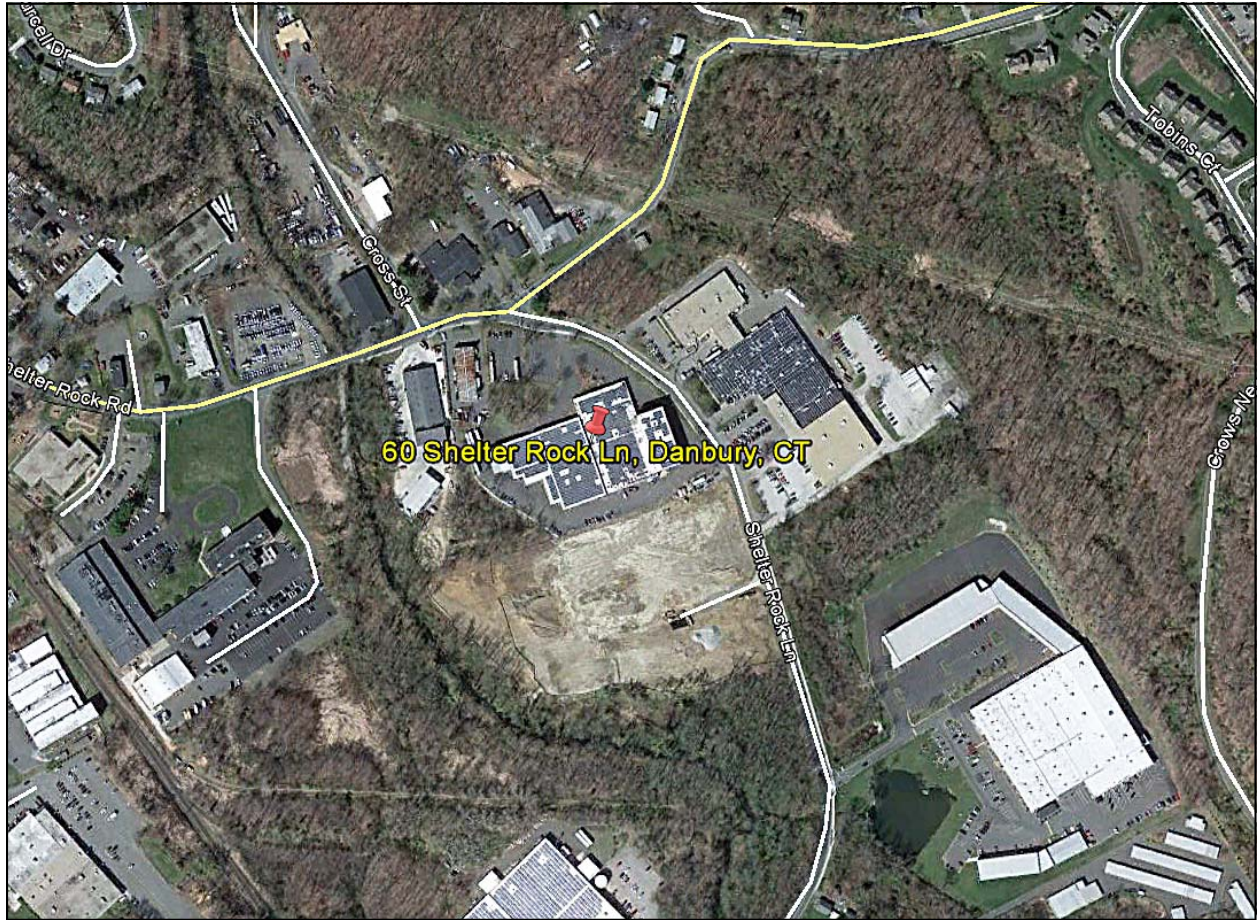
AREA 505/605 SQ. FT. - 7,026.4 SQUARE FEET
 SCALE 1" = 40'
 DATE 08/11/2011
 BY DAVID L. BRYAN
 PROJECT NO. 11-0020



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~ LOCATION MAPS ~

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