

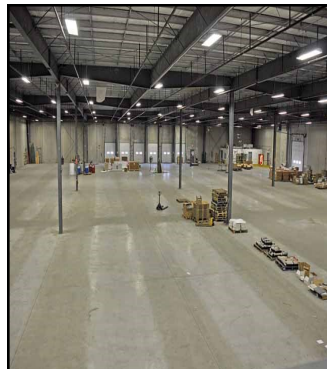
~ FOR LEASE ~



TOWER REALTY CORP.

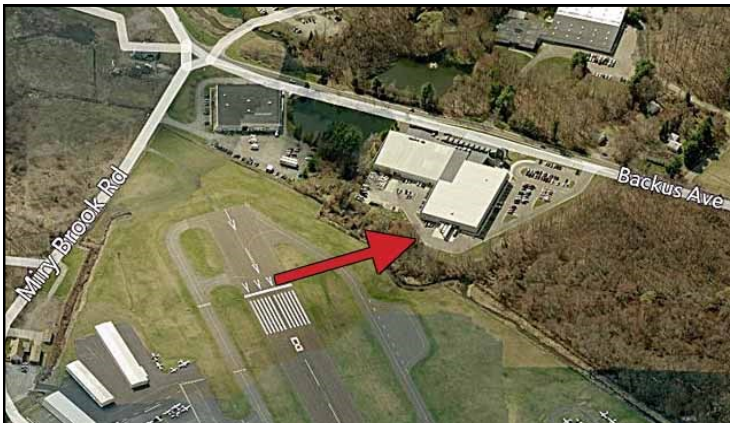
**WAREHOUSE SPACE**

*60 Backus Avenue, Danbury, CT*



<b>Size</b>	<b>+/- 46,500 Sq. Ft.</b>
<b>Zone:</b>	<b>IL-40</b>
<b>Construction:</b>	<b>Block and Metal</b>
<b>Ceiling Height:</b>	<b>24 Ft. Clear</b>
<b>Electrical:</b>	<b>400 AMP, 3 Phase</b>
<b>Baths:</b>	<b>Two Baths</b>
<b>Sprinkler:</b>	<b>Yes</b>
<b>Heating:</b>	<b>Gas Heat</b>
<b>Utilities:</b>	<b>City Water, Sewer and Gas</b>
<b>Loading:</b>	<b>6 Loading Docks with Levelers 1 Loading Dock with Ramp</b>
<b>Lease Prices:</b>	<b>\$6.95 NNN</b>

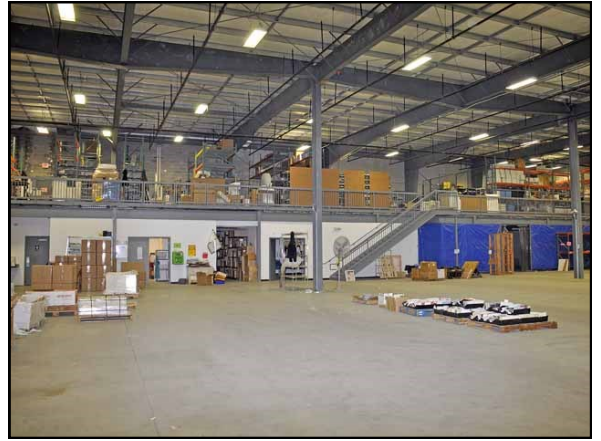
**Clean, alarmed warehouse with 6 loading docks, ramp, 24 ft. ceilings, office and breakroom. Great Westside Danbury location. Ideal space for warehouse, distribution or assembly. Easy access to I-84.**



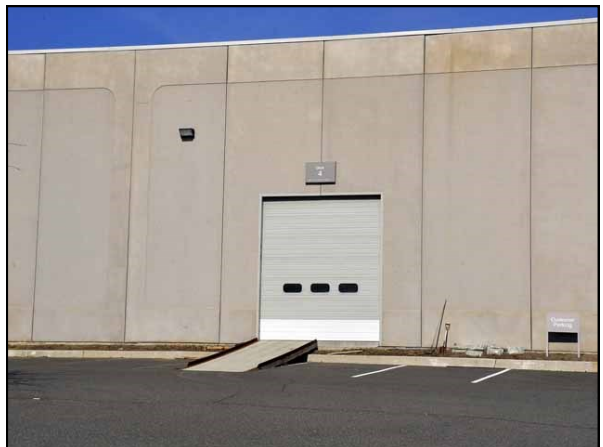
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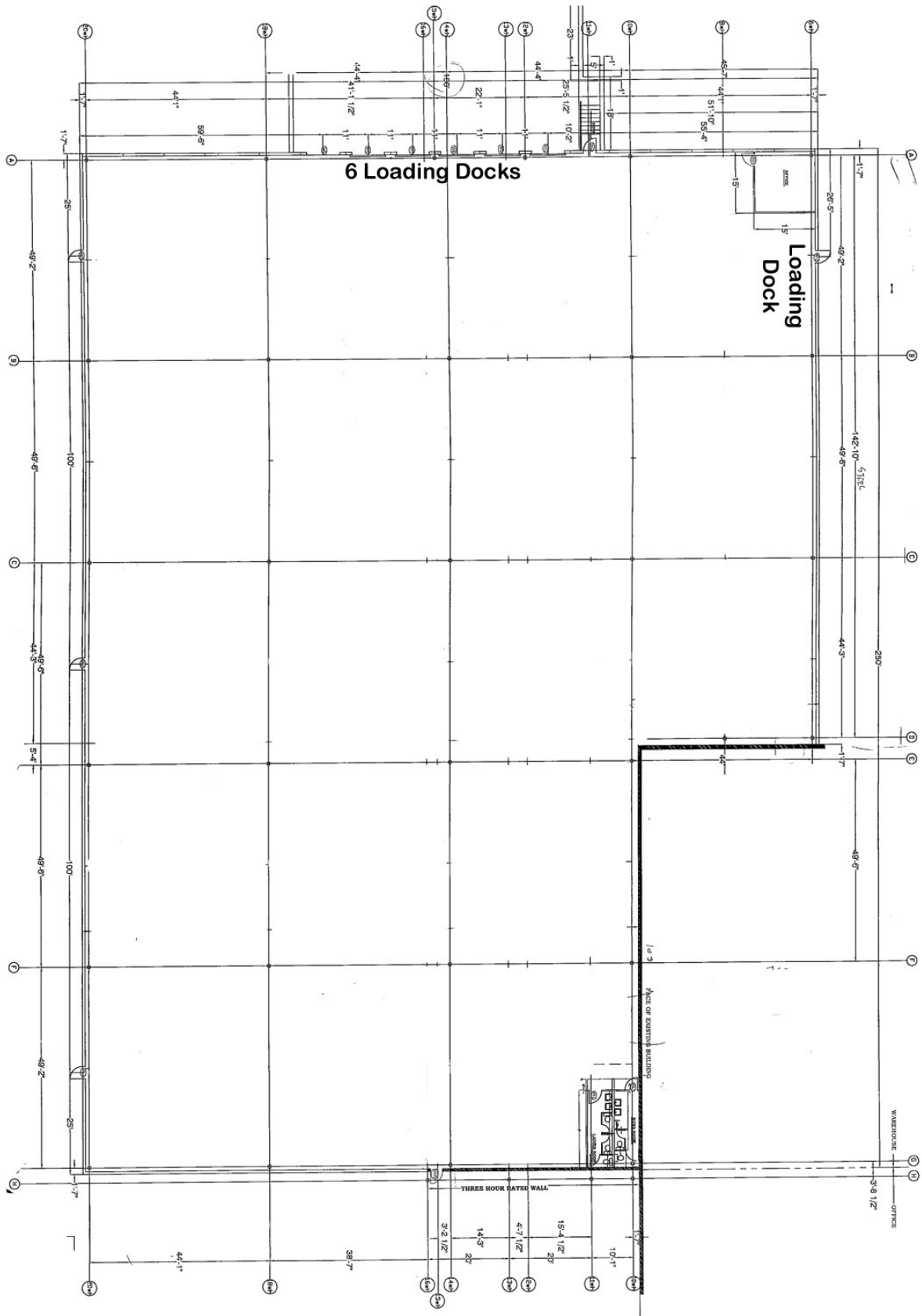
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WAREHOUSE FLOOR PLAN



*60 Backus Avenue, Danbury, CT*

