

~ **FOR LEASE** ~

RETAIL, MEDICAL, OFFICE or RECREATIONAL SPACE



**40 Mill Plain Road, Unit 1
Danbury, CT**

Lease Prices: **Unit 1A:** **\$12.00 NNN**
 Unit 1B: **\$12.00 NNN**
 Combined: **\$10.00 NNN**

Lease options include: 6,000; 7,000 or 13,000 sq. ft. This former liquor store features 20 ft. ceiling, full a/c, and great lighting. Convenient location on Mill Plain Road with signage on road and on building. Ideal for any retail, medical, or office use. Triple Net estimates at \$3.52 per sq. ft.

Available Sizes:

Unit 1A: +/- 6,000 Sq. Ft.
Unit 1B: +/- 7,000 Sq. Ft.
Units Combined: +/- 13,000 Sq. Ft.

Zone: CA-80

Ceiling Height: 20' - 22'

Heating: Gas Heat

Cooling: Central A/C

Plumbing: Two Baths

Sprinkler: Full Sprinklers

Utilities: City Water; Sewer

Year Built: 1980

Year Renovated: 2011 (Approx.)



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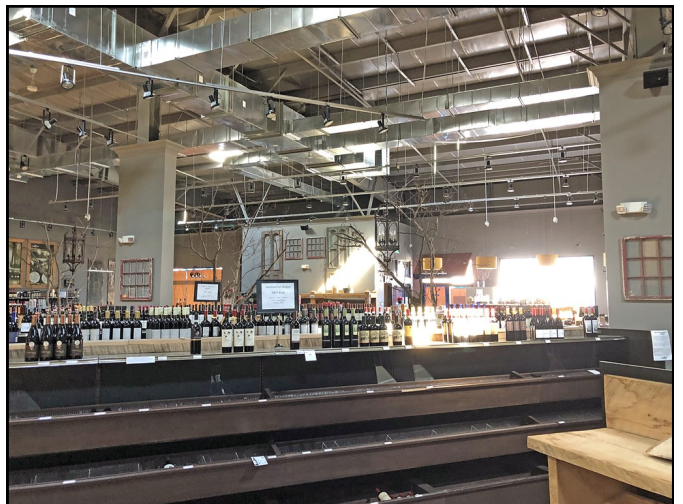
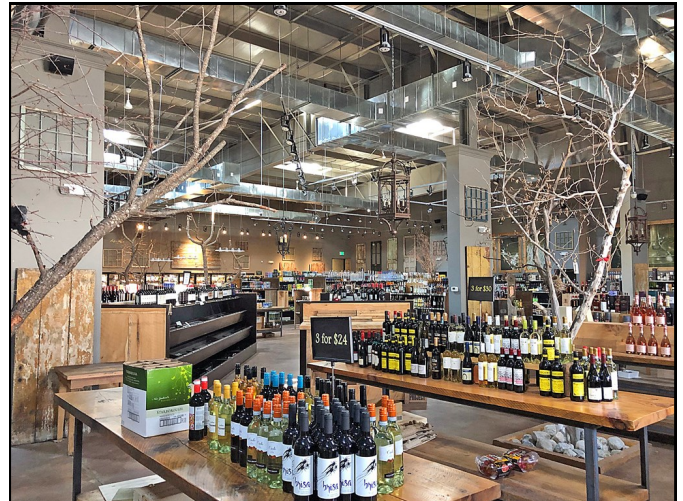
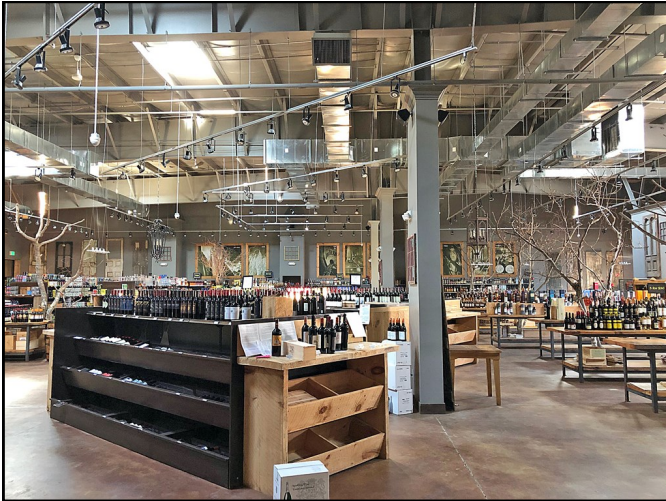
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ADDITIONAL PHOTOS

40 MILL PLAIN ROAD
DANBURY, CT



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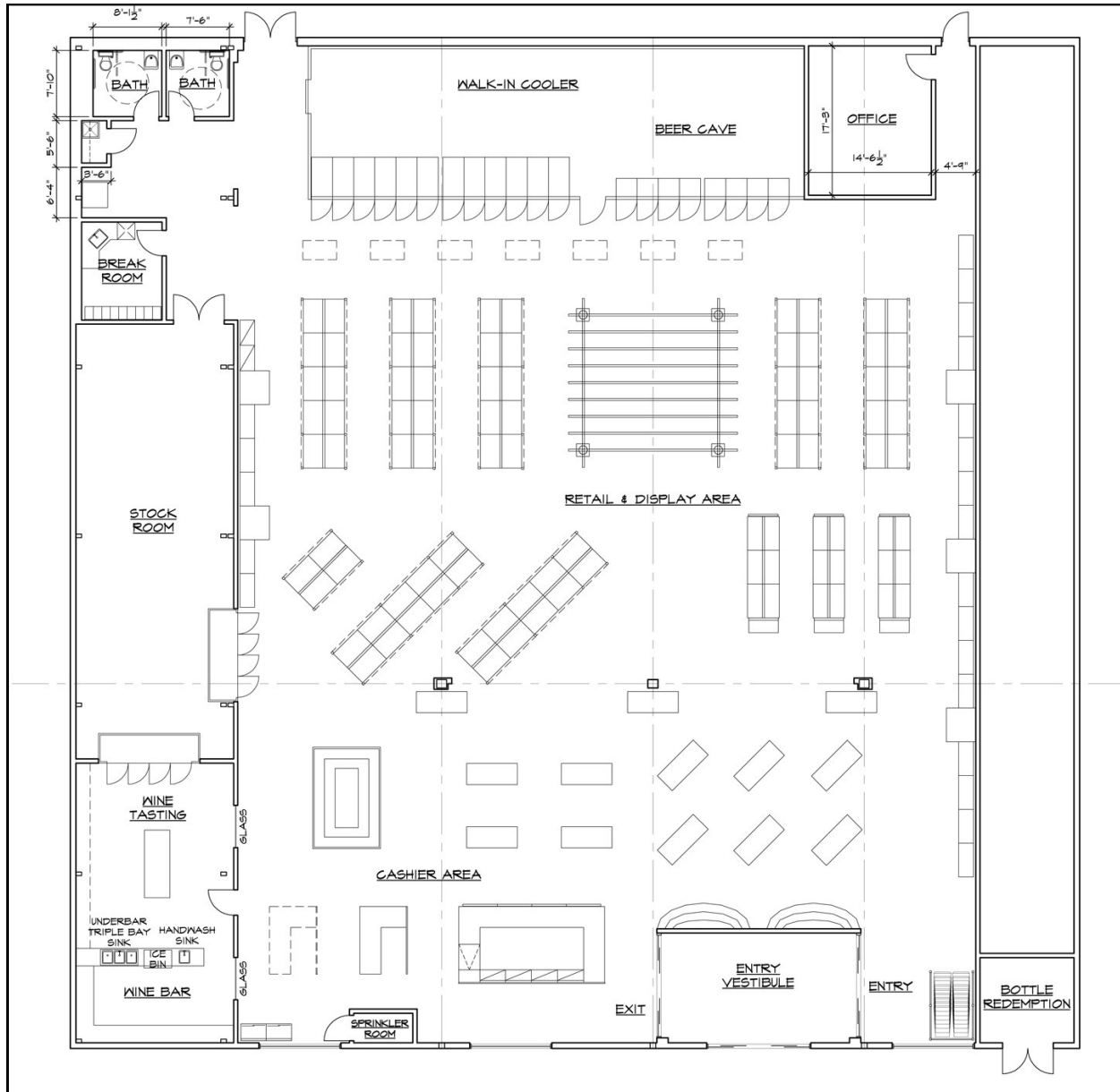
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CURRENT LAYOUT

40 MILL PLAIN ROAD
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SITE PLAN

40 MILL PLAIN ROAD
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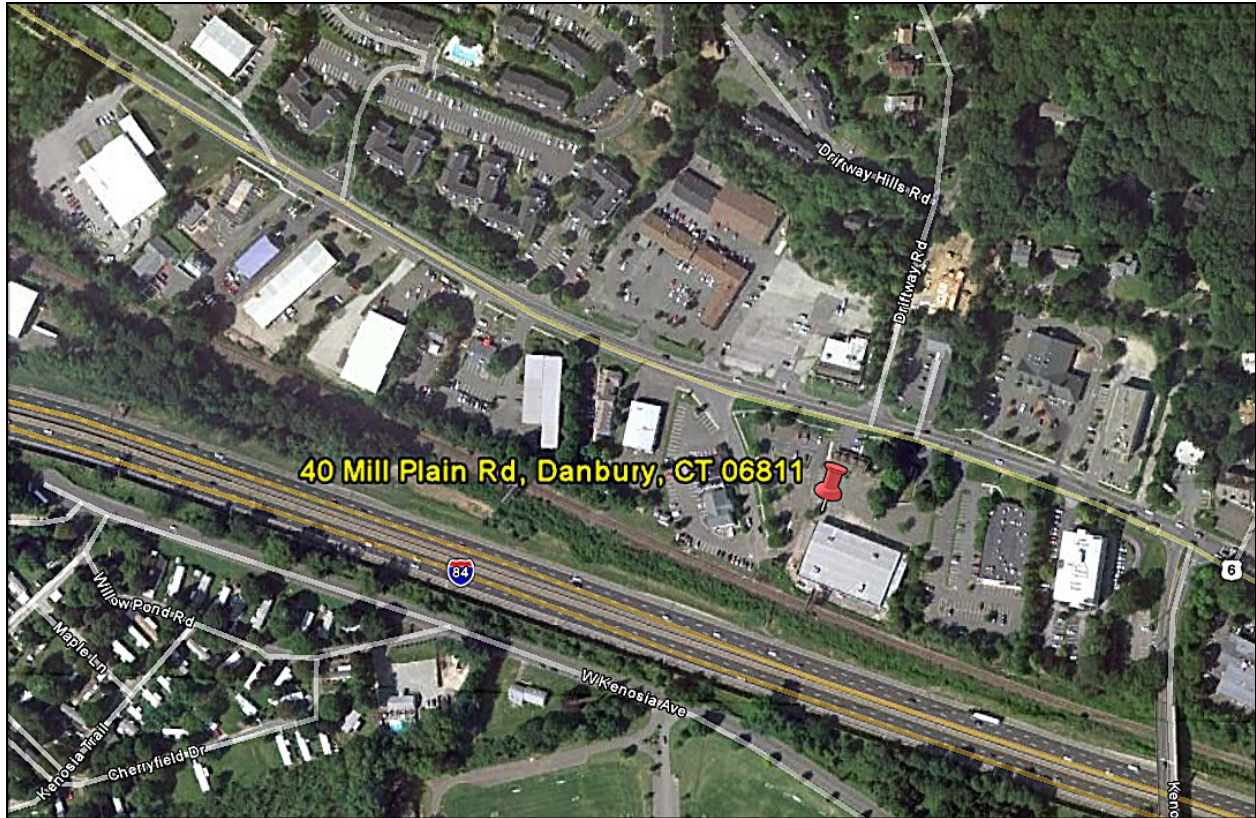
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LOCATION MAP

40 MILL PLAIN ROAD
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