



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ *FOR SALE OR LEASE* ~

INDUSTRIAL/OFFICE or FLEX SPACE With Full A/C



458 Danbury Road (Route 7), Unit A10, New Milford, CT



Unit Size: +/- 4,508 Sq. Ft. End Unit
Layout: +/- 2,068 Sq. Ft. Newly Finished Office; 2,440 Sq. Ft. Warehouse IC
Zone:
Construction: Split Block and Metal with Glass Front
Utilities: United Water, Septic and Yankee Gas
Electrical: 200 AMP, 3 Phase Per Unit
Heating/Cooling: Gas Heat & Full A/C
Plumbing: 3 Baths & Kitchen

Ceiling Height: 24 ft.
Loading: Two 14' Drive-In Doors
Taxes: \$8,516
Common Charges: \$210 Monthly
Sale Price: \$549,900
Lease: \$3,700 Gross + Utilities

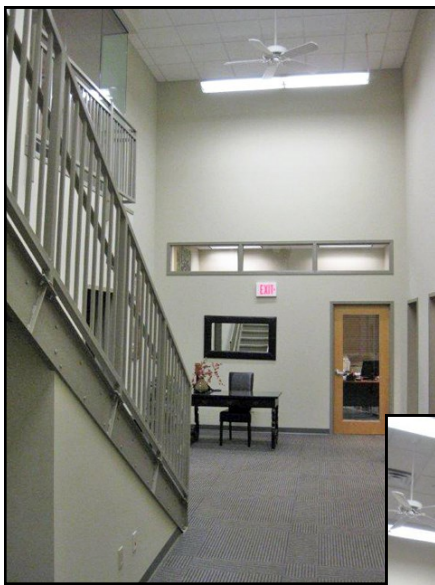
Immaculate 4,508 sq. ft. end unit with great Southern New Milford location. Ideal space for warehouse, distribution, assembly, manufacturing, laboratory or office.

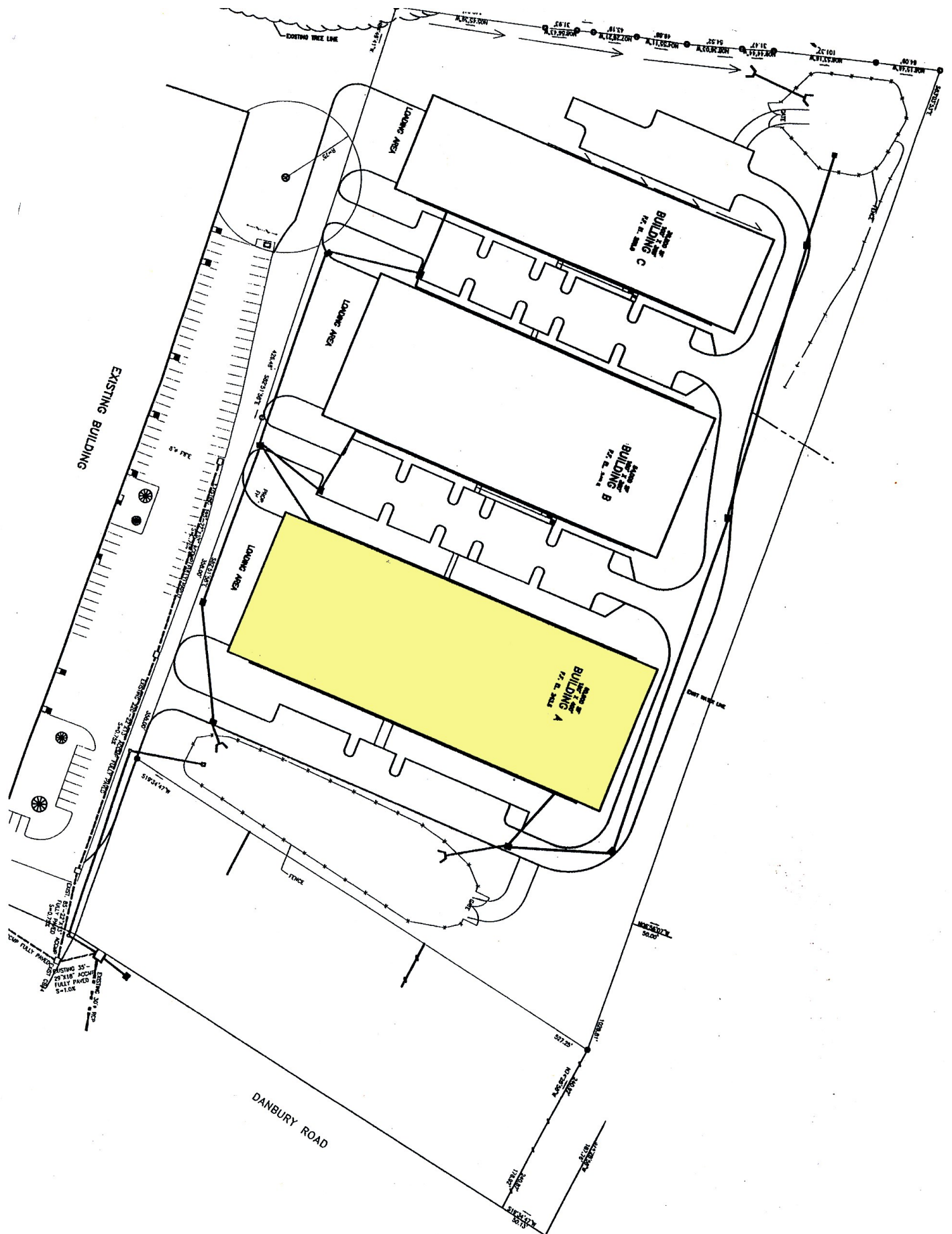


Mick Consalvo

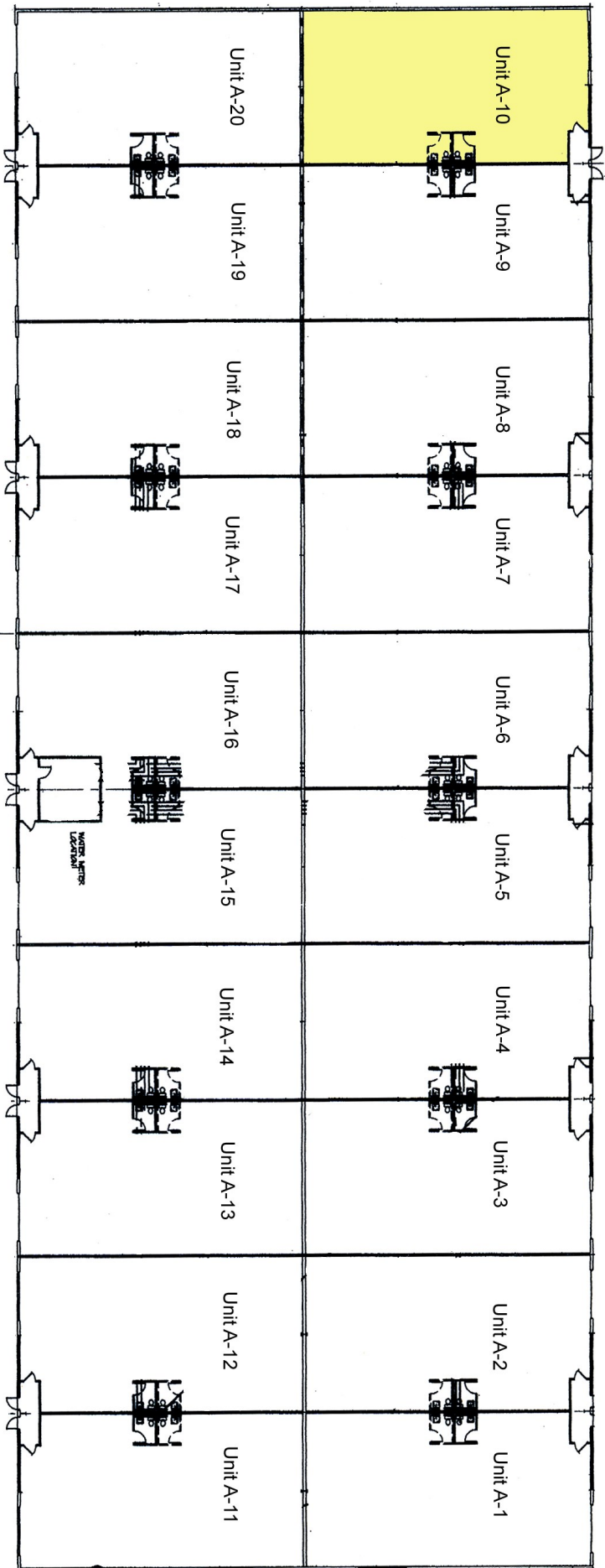
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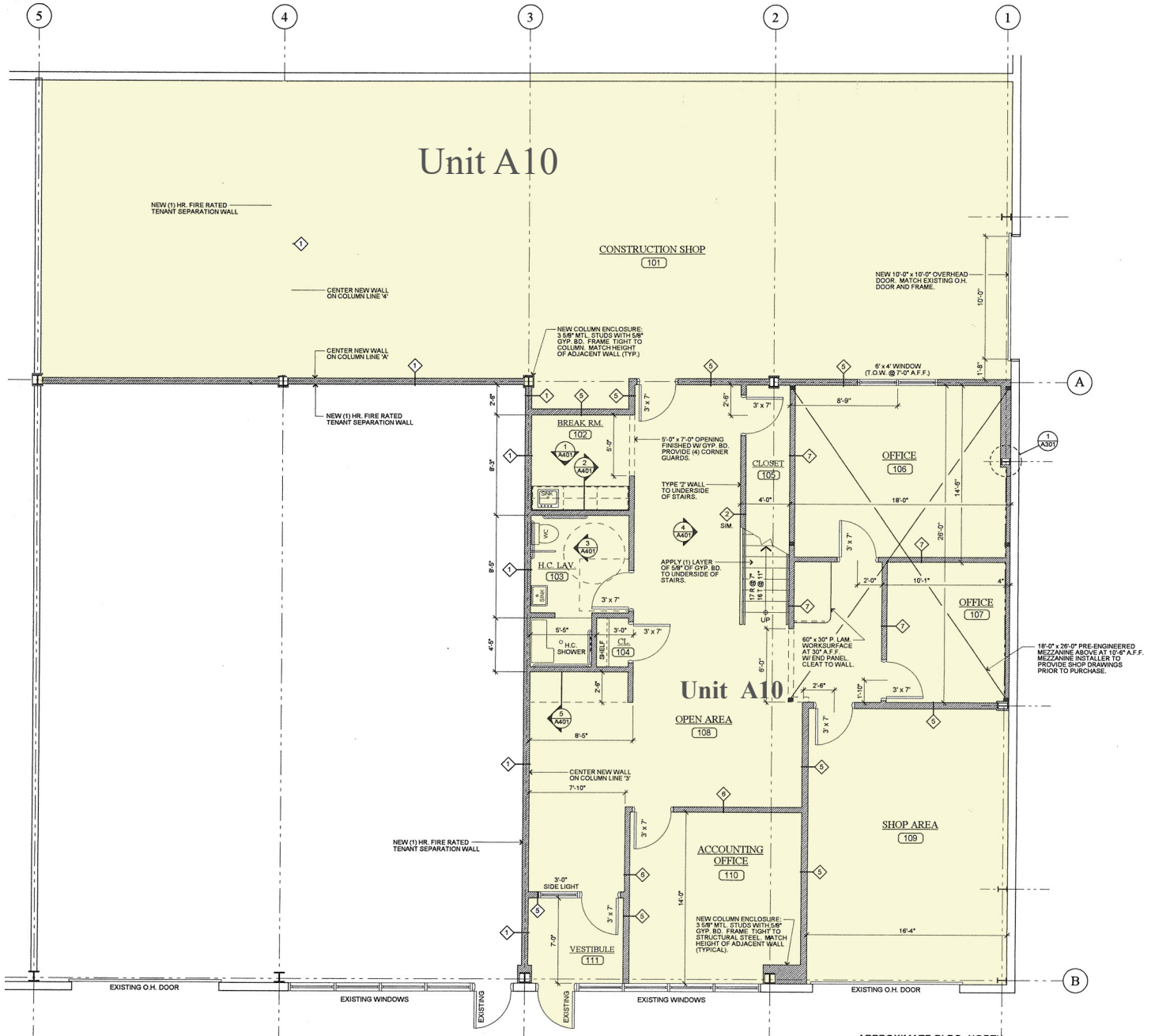
mconsalvo@towercorp.com



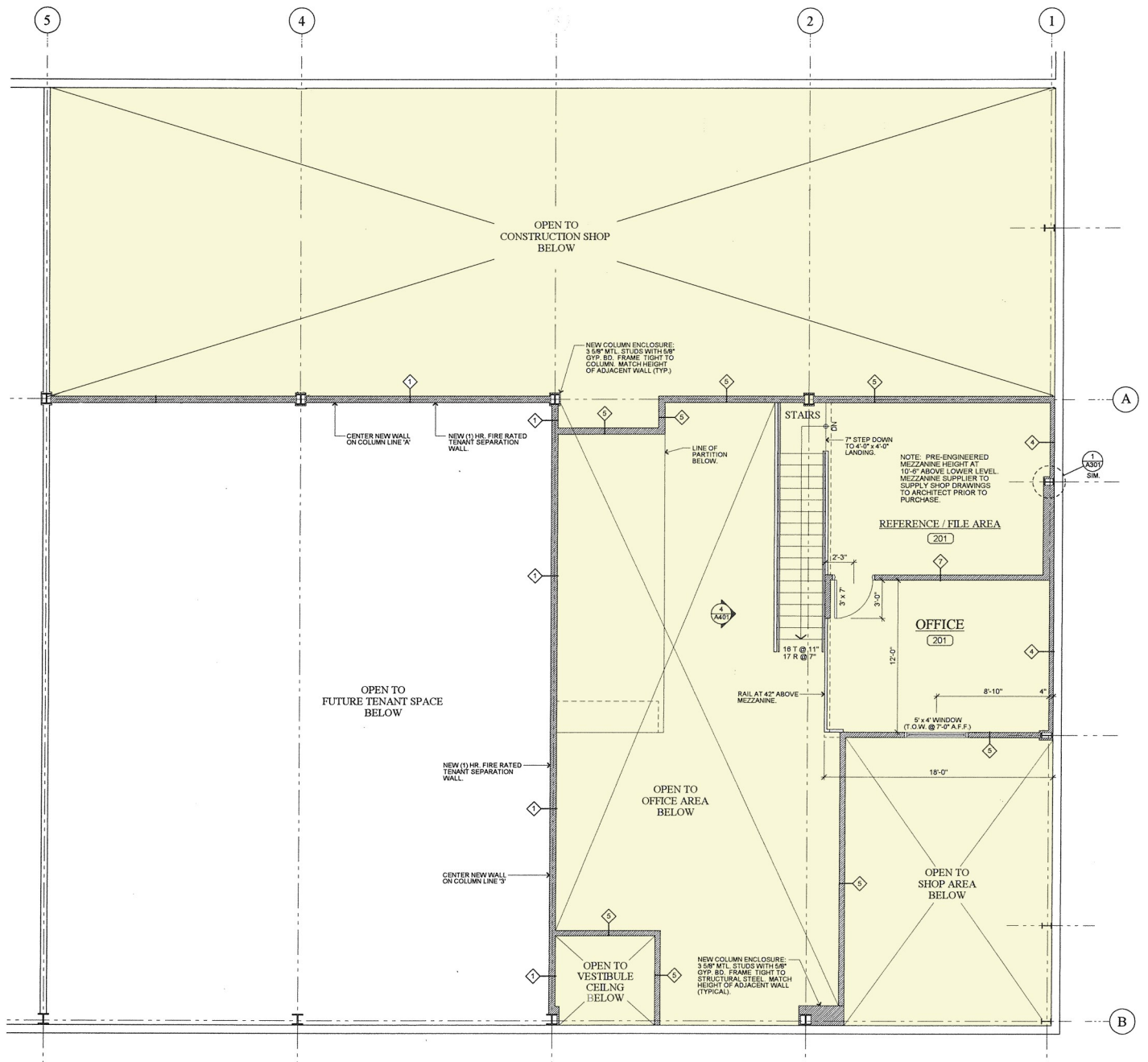


Danbury Road (Route 7)





FIRST FLOOR CONSTRUCTION PLAN



MEZZANINE LEVEL CONSTRUCTION PLAN

APPROXIMATE BLDG. NORTH



458 Danbury Road (Route 7), New Milford, CT

