



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ *FOR SALE or LEASE* ~

INDUSTRIAL/FLEX SPACE

458 Danbury Road (Route 7), Units A9 and A10, New Milford, CT



Immaculate 6,428 sq. ft. end unit with great Southern New Milford location. Ideal space for warehouse, distribution, assembly, manufacturing, laboratory or office

Unit Size:

+/- 6,428 Sq. Ft. End Unit

Zone:

IC

Construction:

Split Block and Metal with Glass Front

Utilities:

Septic, United Water and Yankee Gas

Electrical:

200 AMP, 3 Phase Per Unit

Heating/Cooling:

Gas Heat in Warehouse; A/C in Office

Plumbing:

3 Baths and Kitchen

Ceiling Height:

24 ft.

Loading:

Three 14' Drive-In Doors

Taxes:

\$12,535

Common Charges:

\$300 Monthly

Sale Price:

\$799,900

Lease Price:

\$10.25 Gross + Utilities



Mick Consalvo

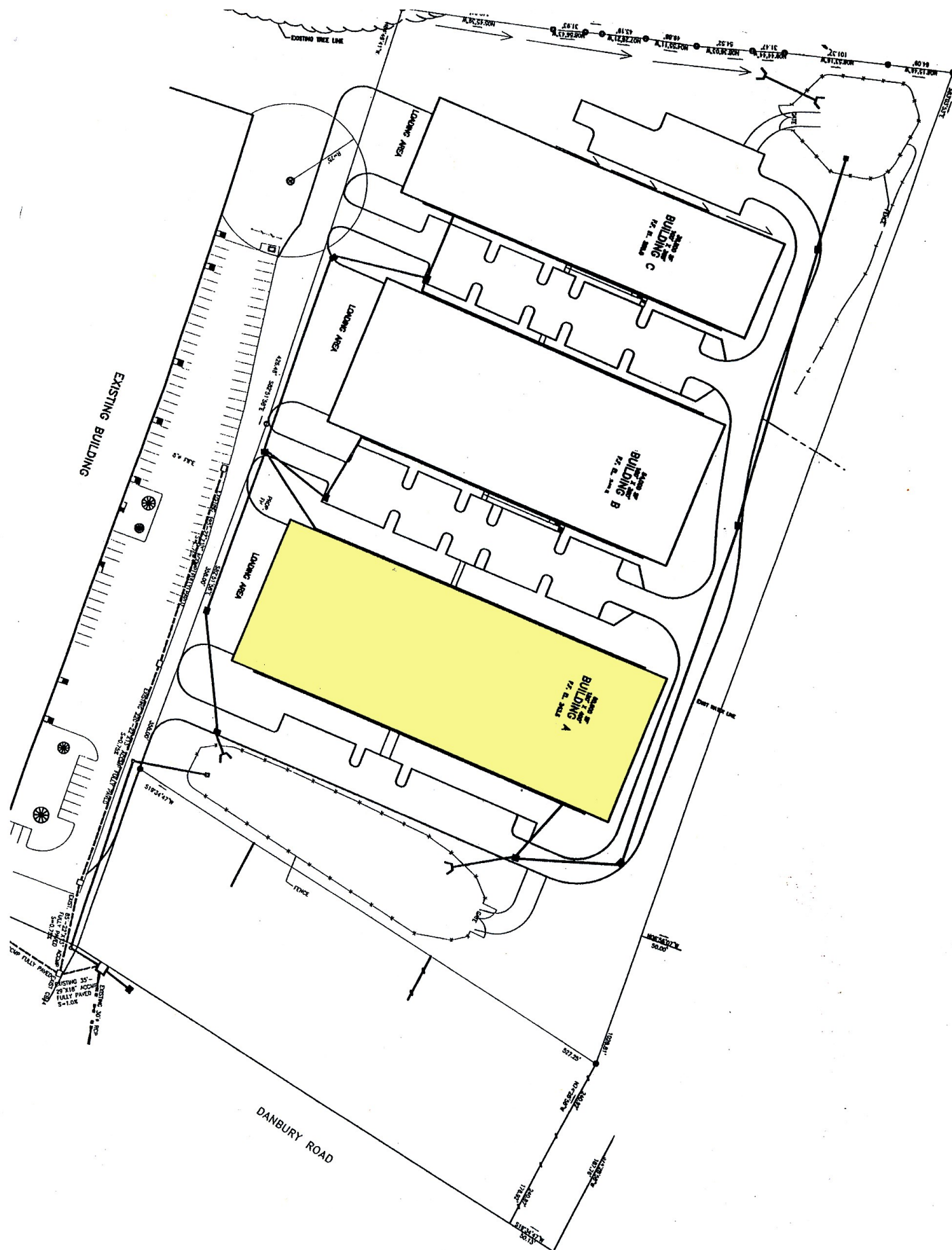
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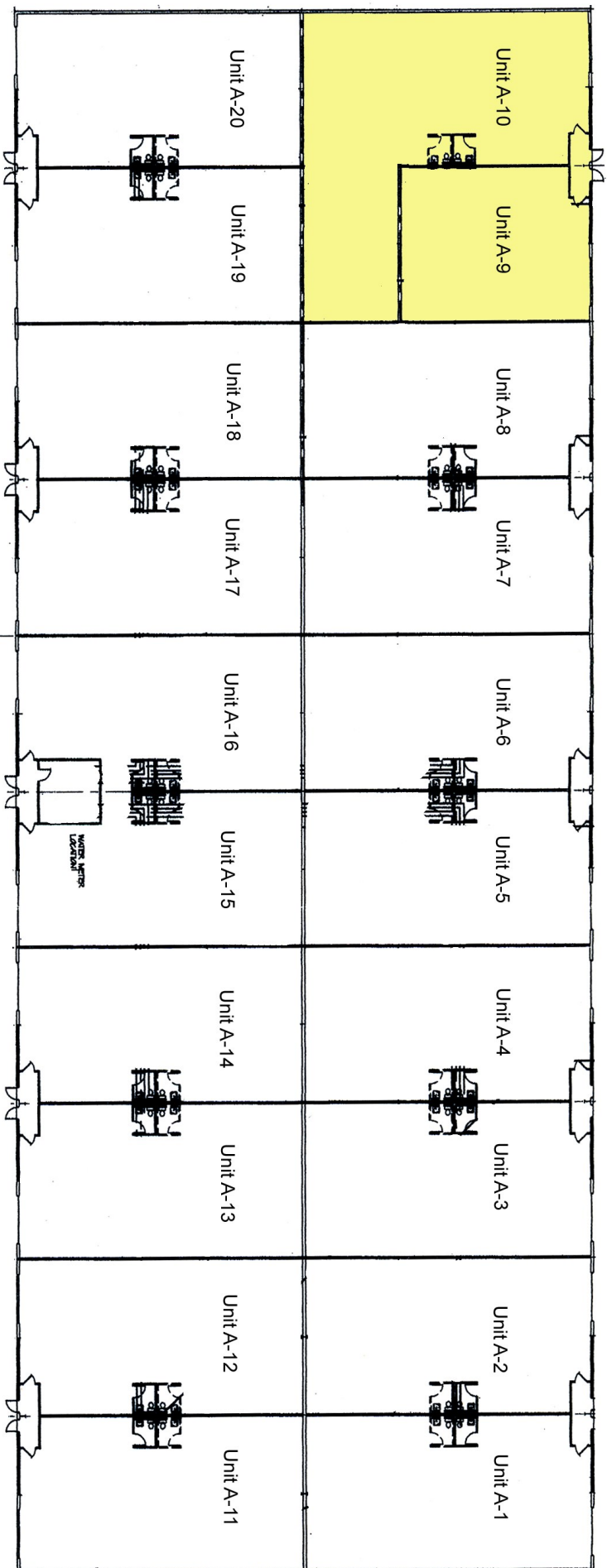
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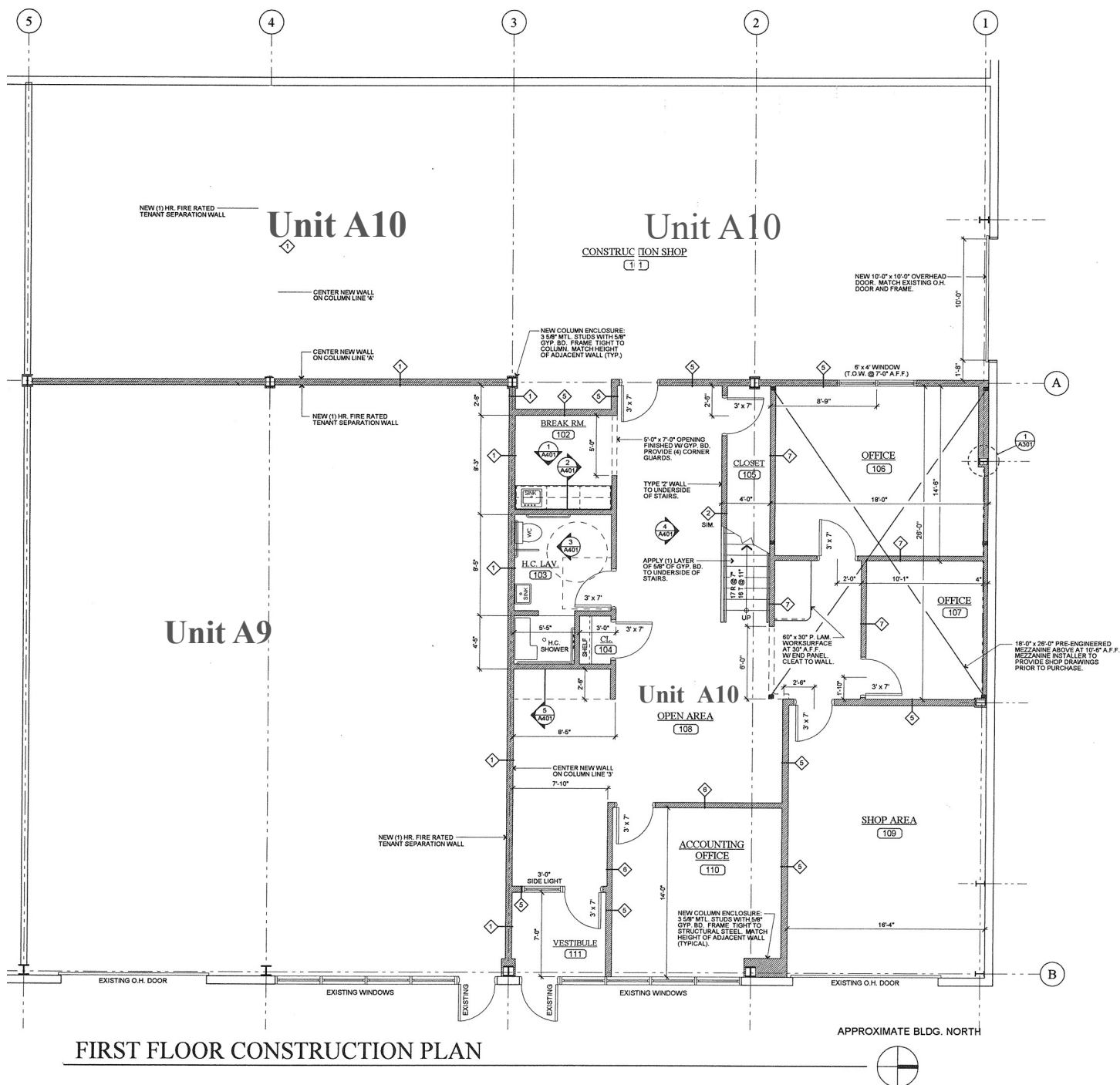


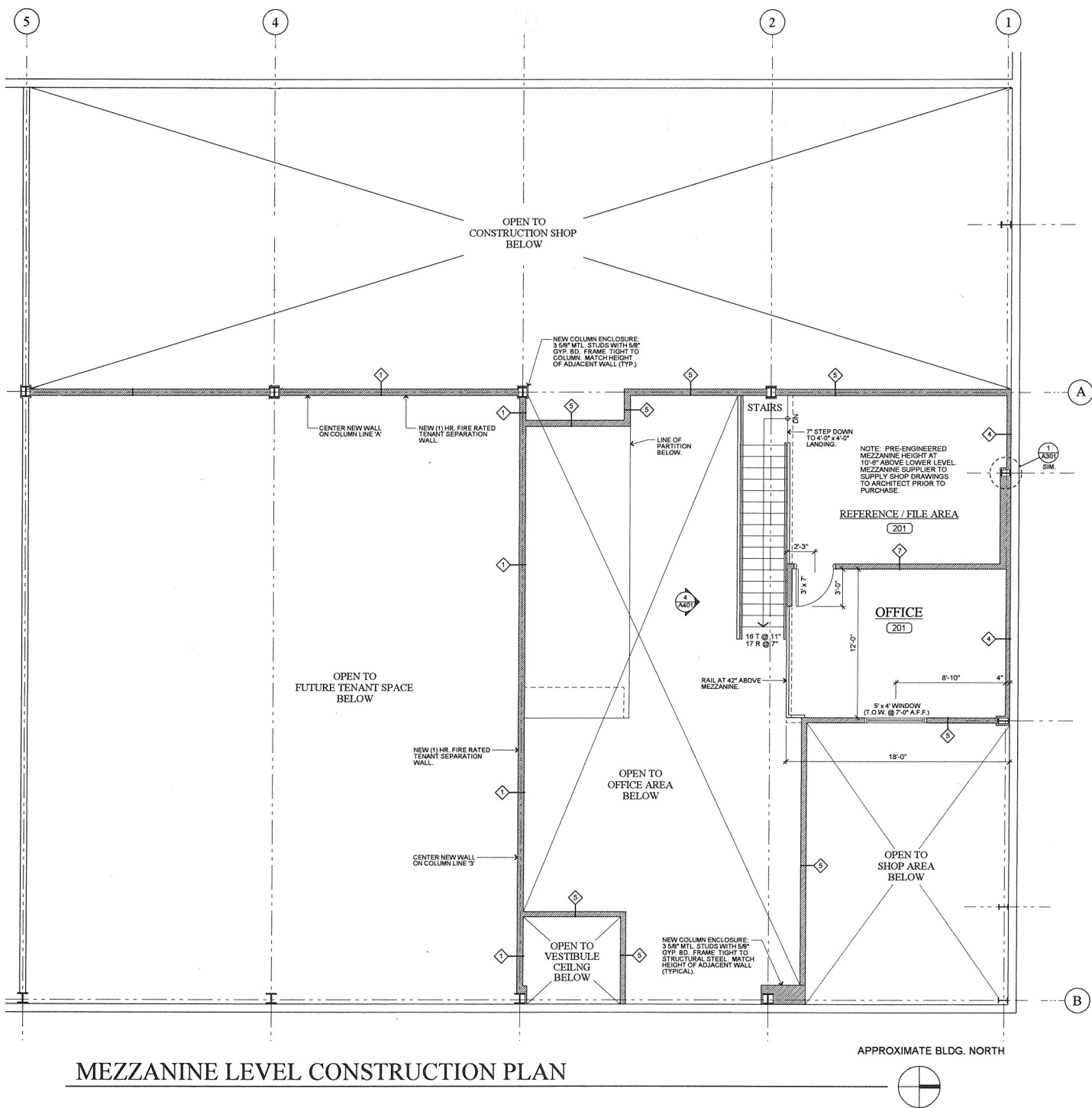




Danbury Road (Route 7)







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