

~ **FOR LEASE** ~

INDUSTRIAL SPACE



TOWER REALTY CORP.



**60 Shelter Rock Road, Unit 2
Danbury, CT**

Lease Price: \$6.75 NNN

Ideal for any warehouse or manufacturing use. Building has 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 = +/- \$2.50 PSF.

Unit 2:	+/- 5,358
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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Unit 1



Unit 4



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~ *ADDITIONAL PHOTOS* ~

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Common Hall

Common Loading Docks



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~ LAYOUT ~

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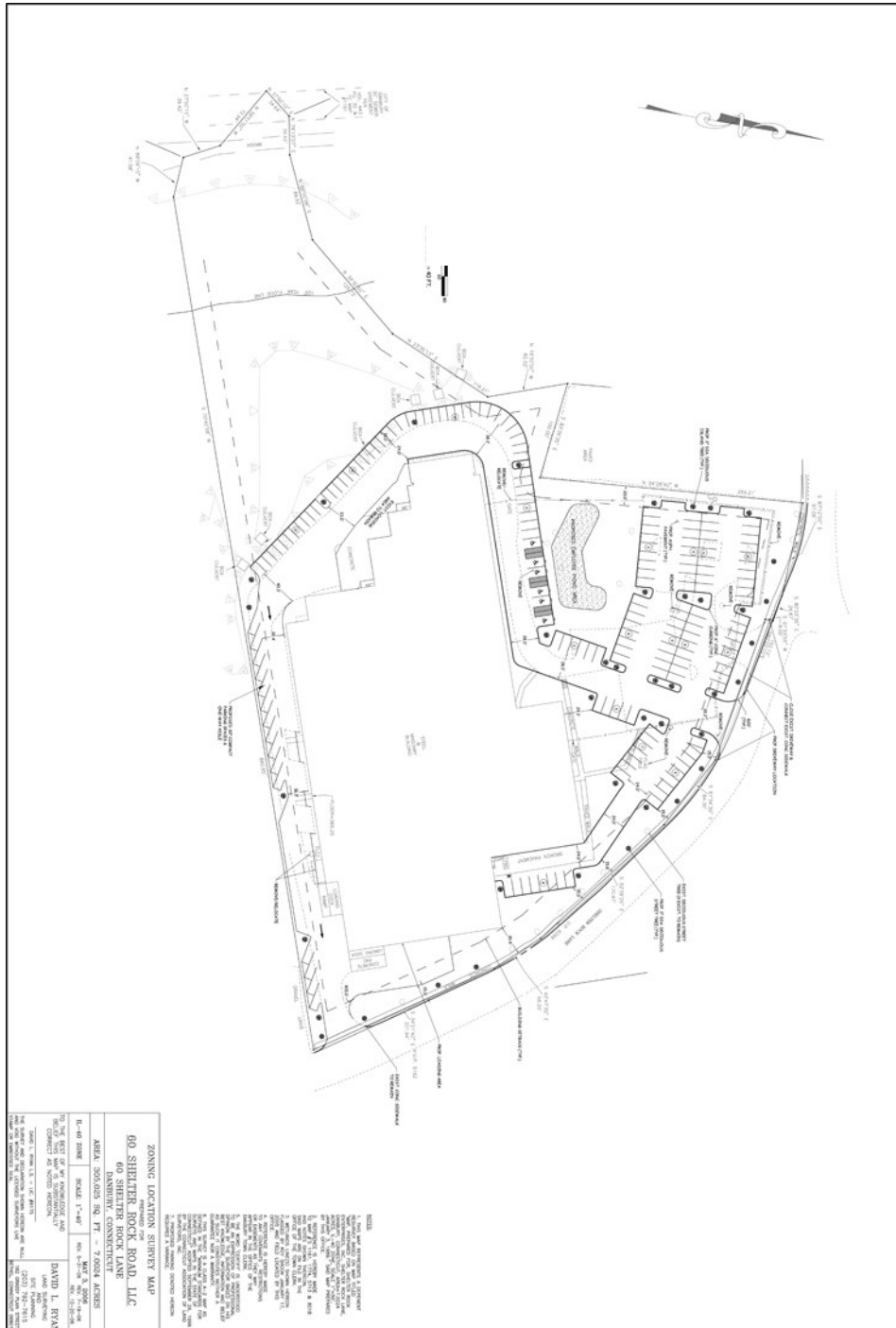
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~ SITE PLAN ~

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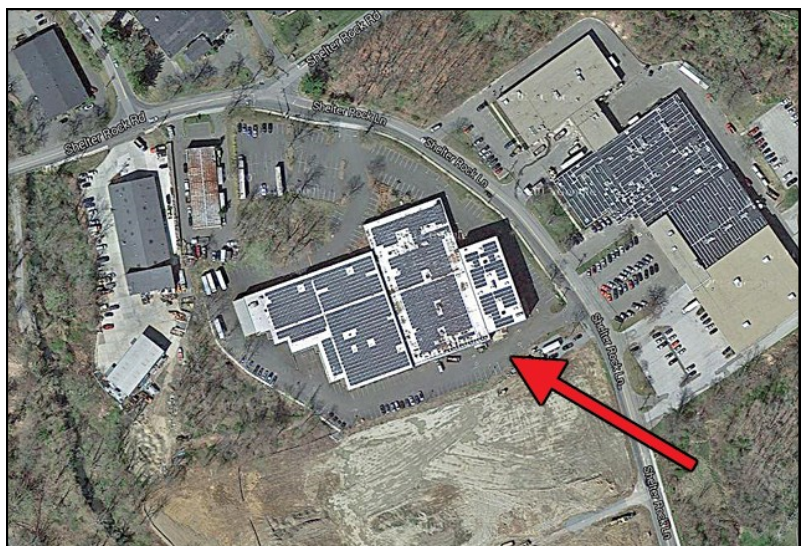
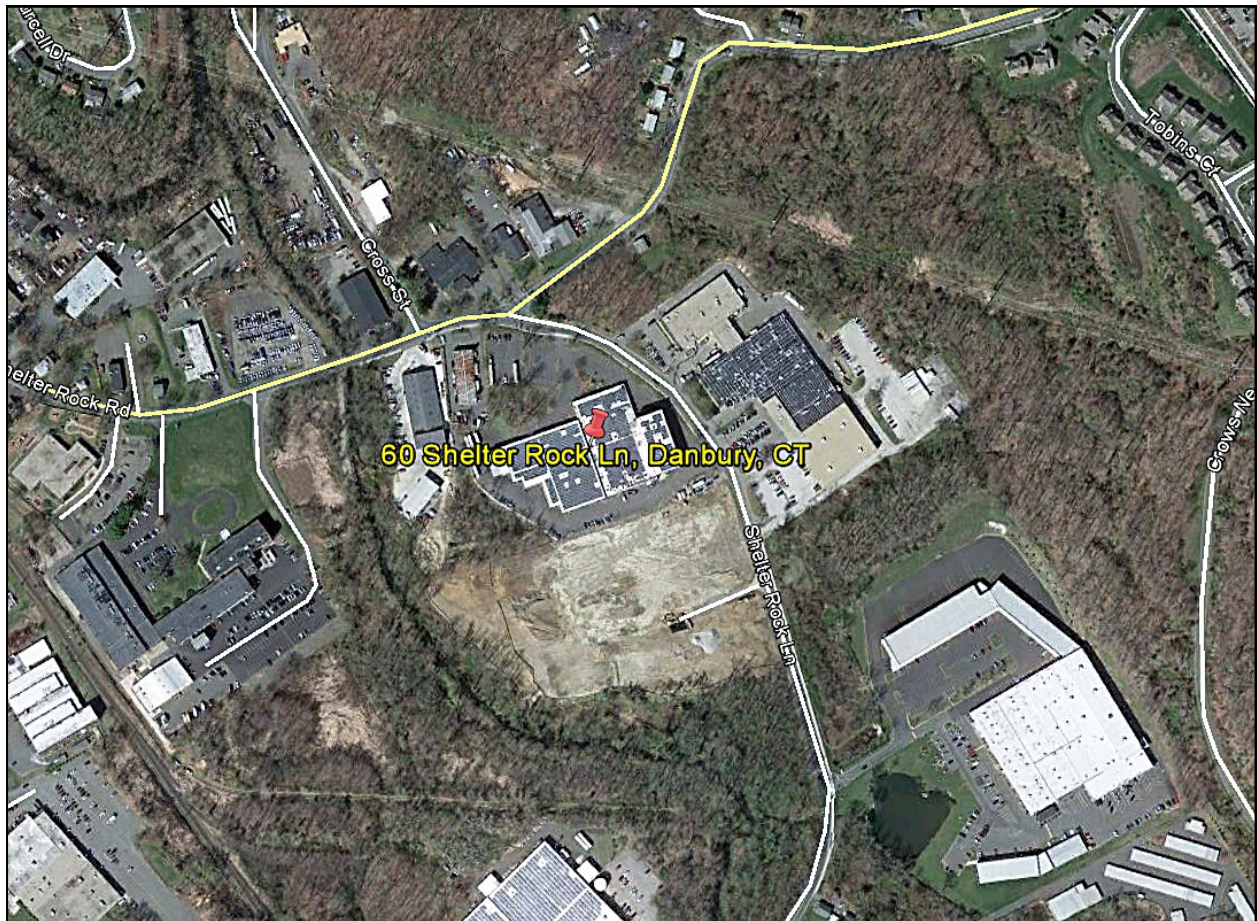
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~ LOCATION MAPS ~

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