

~ FOR SALE or LEASE ~



TOWER REALTY CORP.

R+D / LAB/ OFFICE BUILDING



**20 Kenosia Ave,
Danbury, CT**

Sale Price: \$2,495,000

Lease Price: \$14.50 NNN

Size: +/- 16,460 Sq. Ft.
Lot Size: +/- .92 Acres
Zone: IL-40
Year Built: 1985
Power: 1,200 Amp 3 Phase Power
Loading: 1 Loading Dock
Parking: 22 Spaces
Heating: Gas Heat
Cooling: Full A/C
Utilities: City Water, Sewer and Gas
Taxes: \$35,055 Per Year

Layout:

- Two Floors with Elevator
- Freight Elevator
- Beautiful Kitchen
- State of the art clean room and board room
- Labs, Executive offices, full back up generator and amazing functional infrastructure

Location:

- Ideal Westside Danbury location with easy access to I-84.



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ADDITIONAL PHOTOS

20 KENOSIA AVE
DANBURY, CT



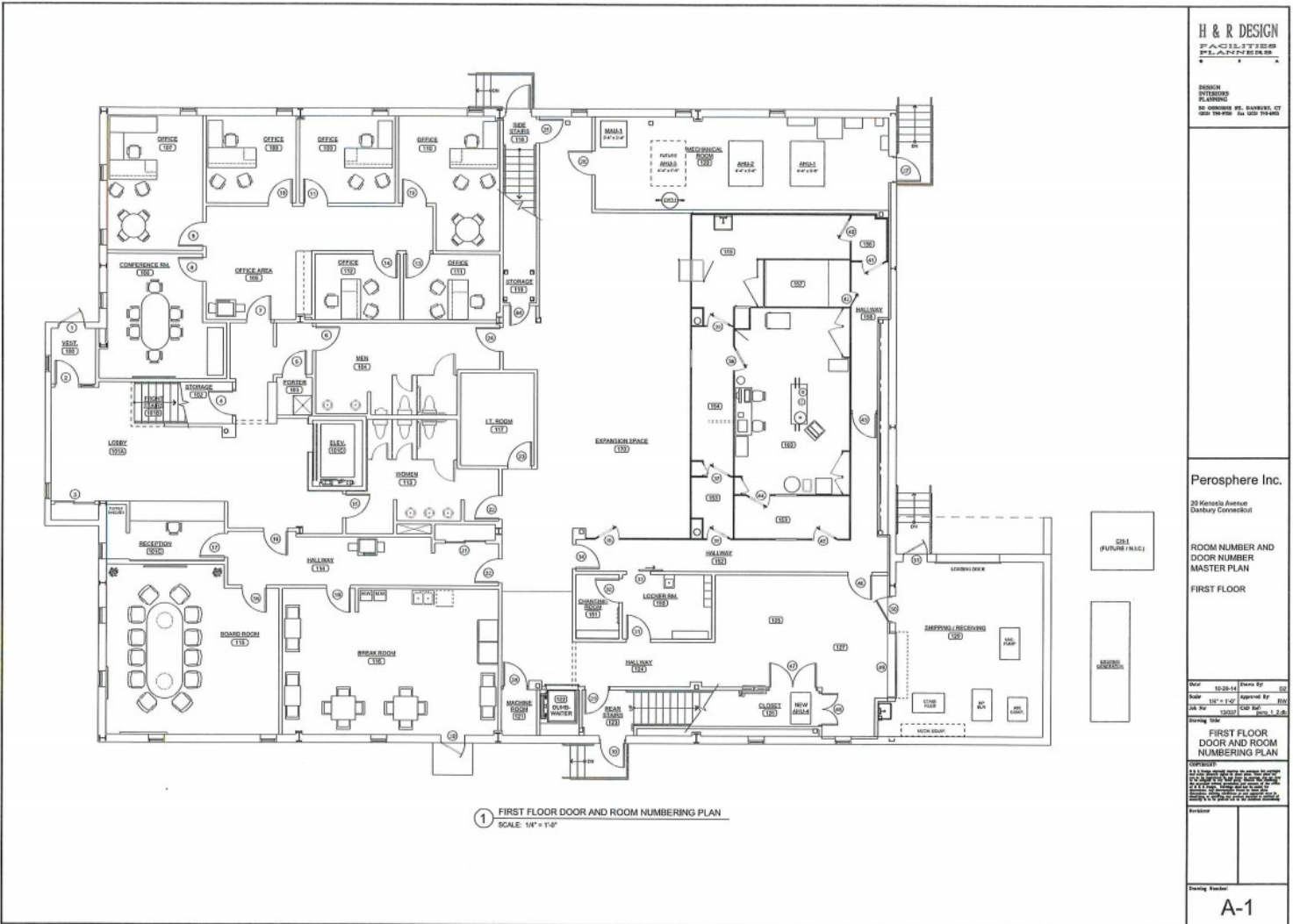
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1ST FLOOR PLAN

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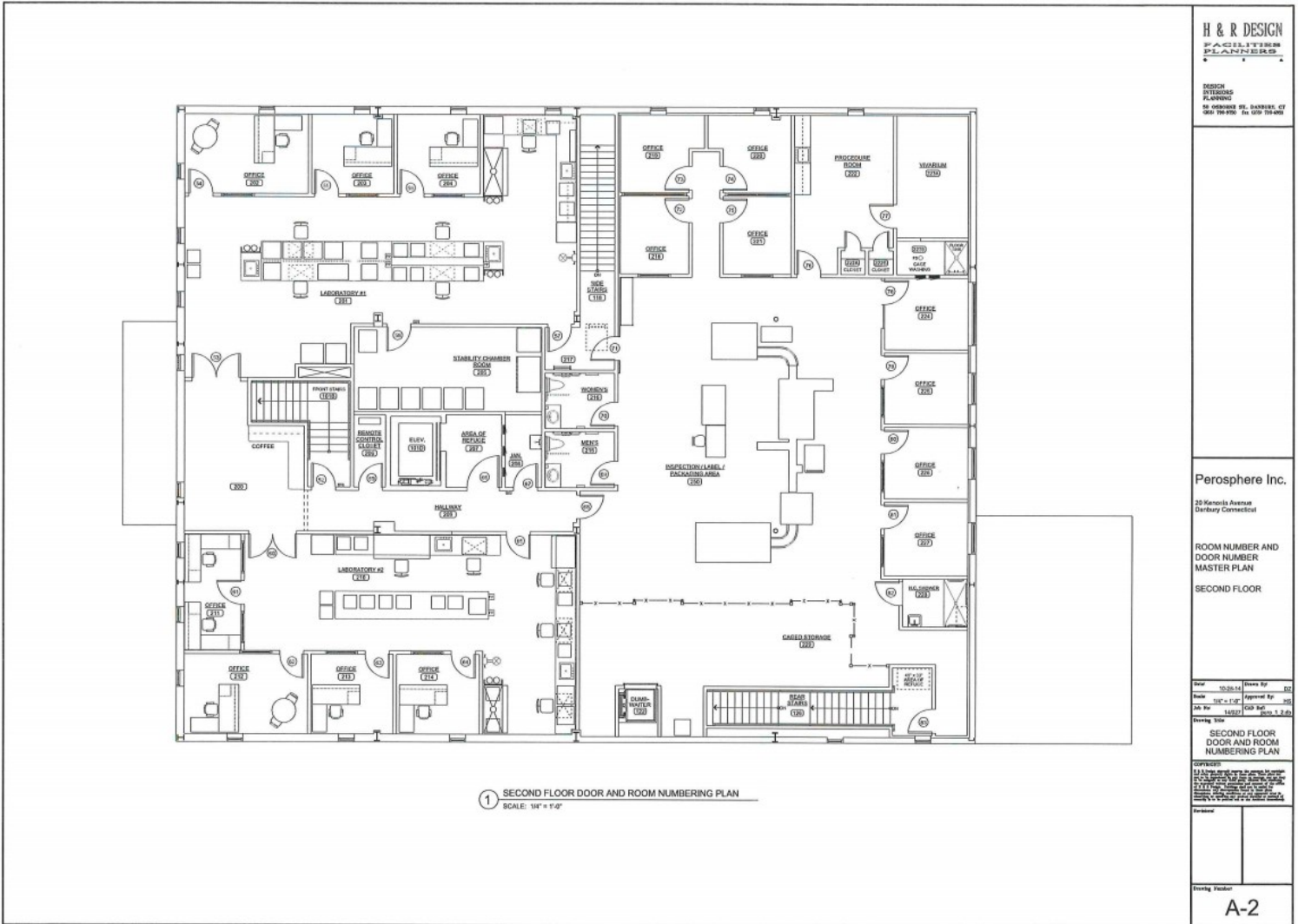
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2ND FLOOR PLAN

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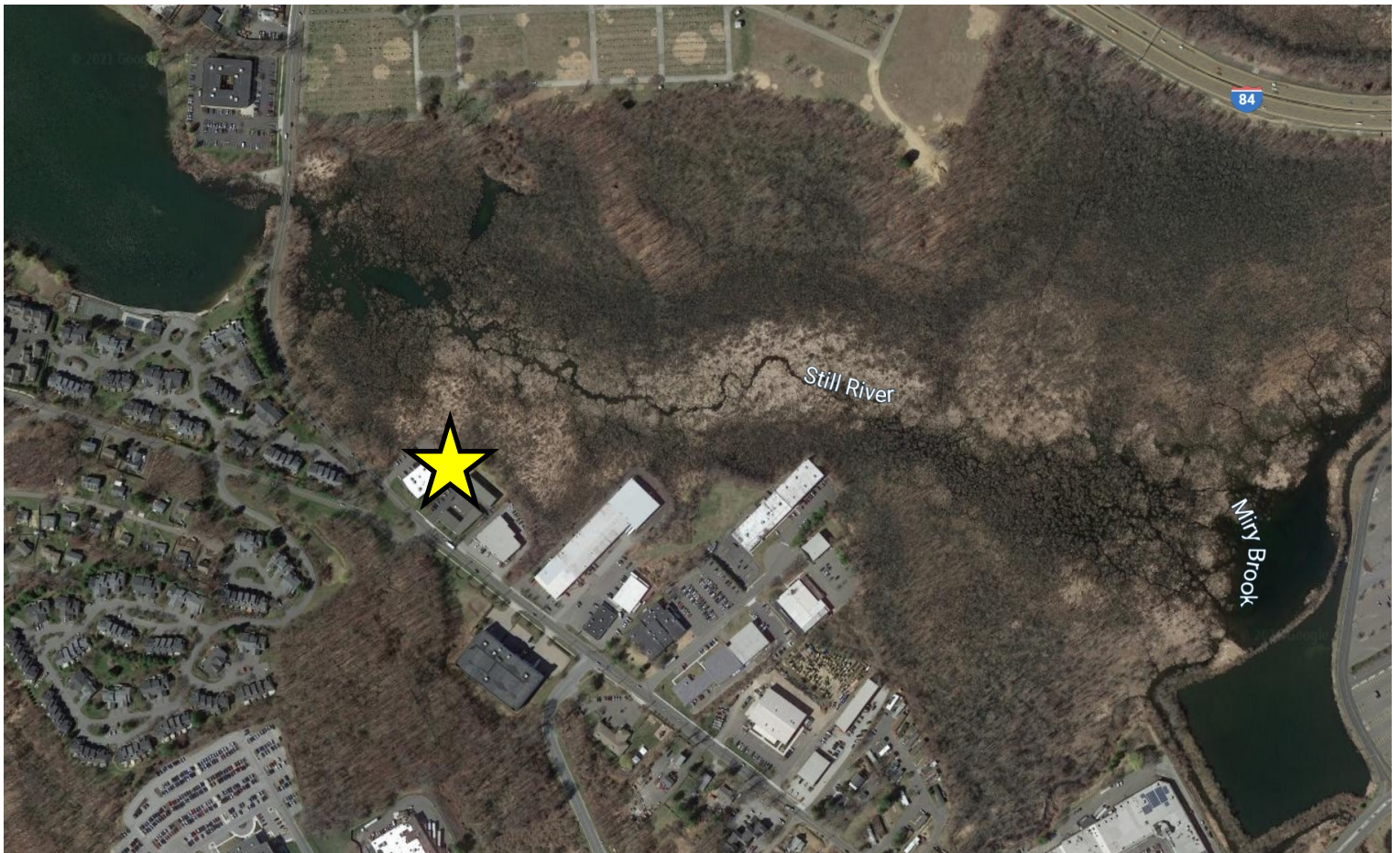
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LOCATION MAP

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