

**FOR LEASE // 3-7 GREAT PLAIN ROAD, DANBURY CT**



**LOCATION INFORMATION**

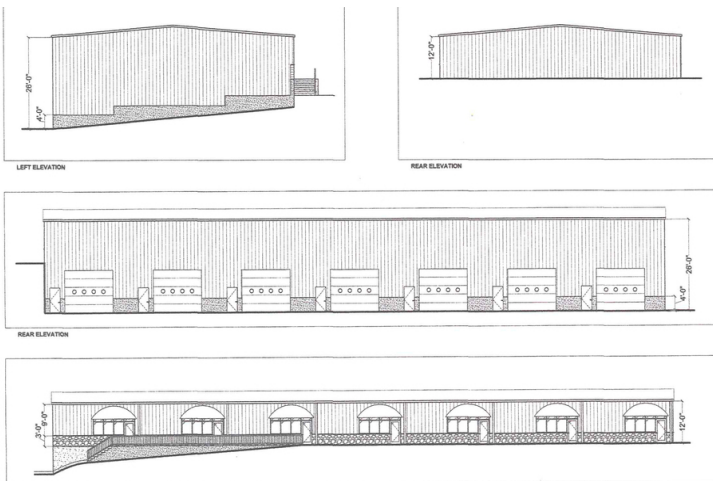
Street Address	3-7 Great Plain Road
City, State, Zip	Danbury, CT 06811
County	Fairfield

**BUILDING INFORMATION**

Building Size:	17,400 SF
Sizes Available:	2,485 - 17,400 SF
Lease Price Whole Building	\$10 NNN
Lease Price Indv. Units	\$2,950 Gross + Utilities

**PROPERTY HIGHLIGHTS**

- Brand new industrial units with any size to fit your needs! Each unit features high ceilings, 14ft. overhead door, office with private bath, shop, outside truck parking and much more!
- 514 Sq Ft Office with Private bath and 1,971 Sq Ft Warehouse with 24' ceilings, bath and 14' overhead door
- Truck parking. Outside Storage Available
- Year Built 2021
- CG-20 Zone
- 24 Ft High Ceilings
- A/C In Office
- City Water and Sewer



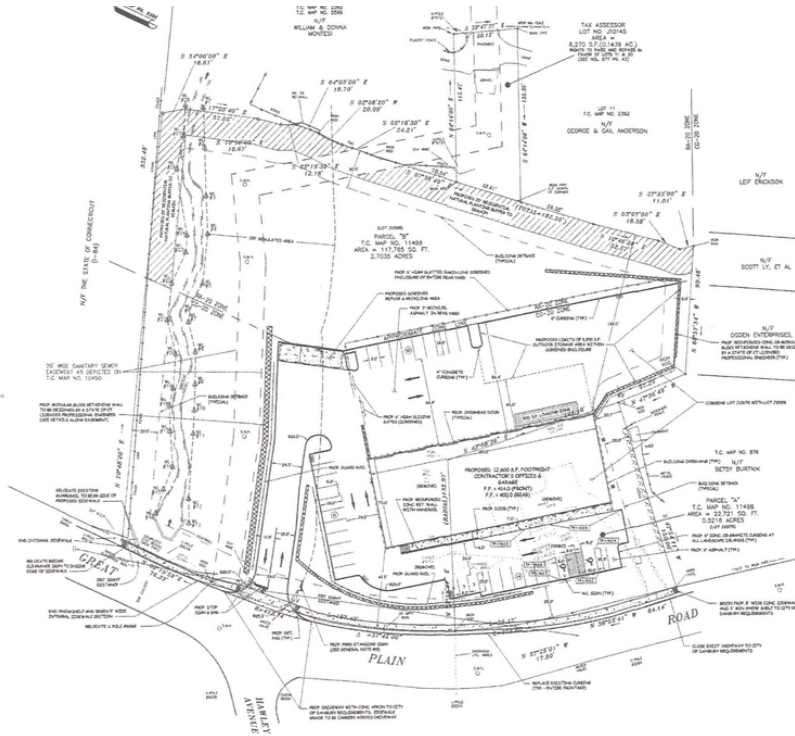
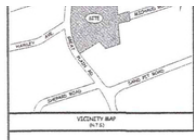
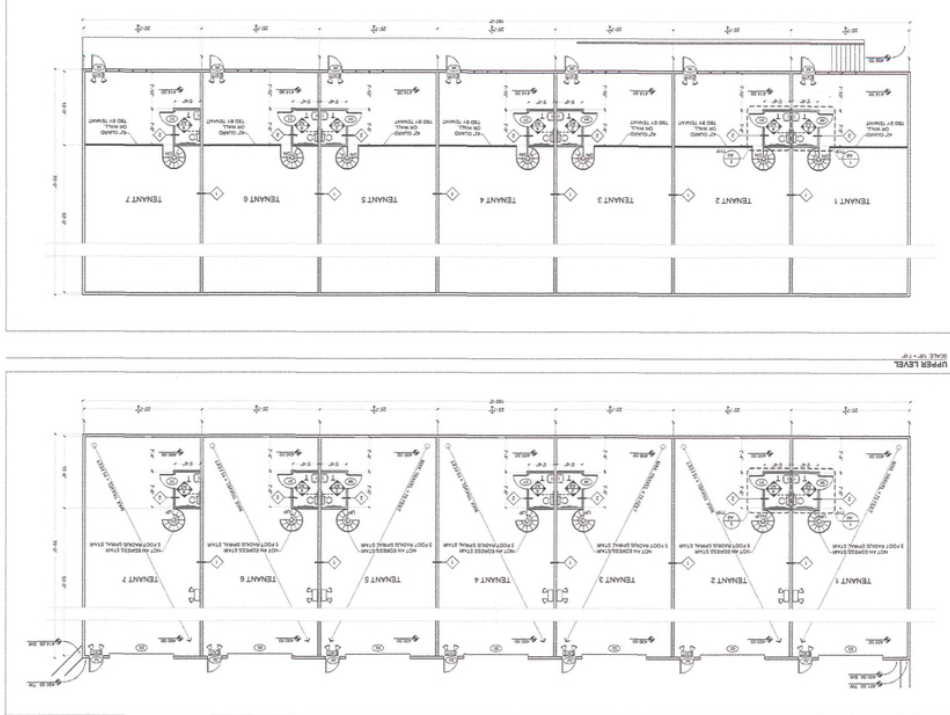
**MICHAEL DIMYAN**

Broker

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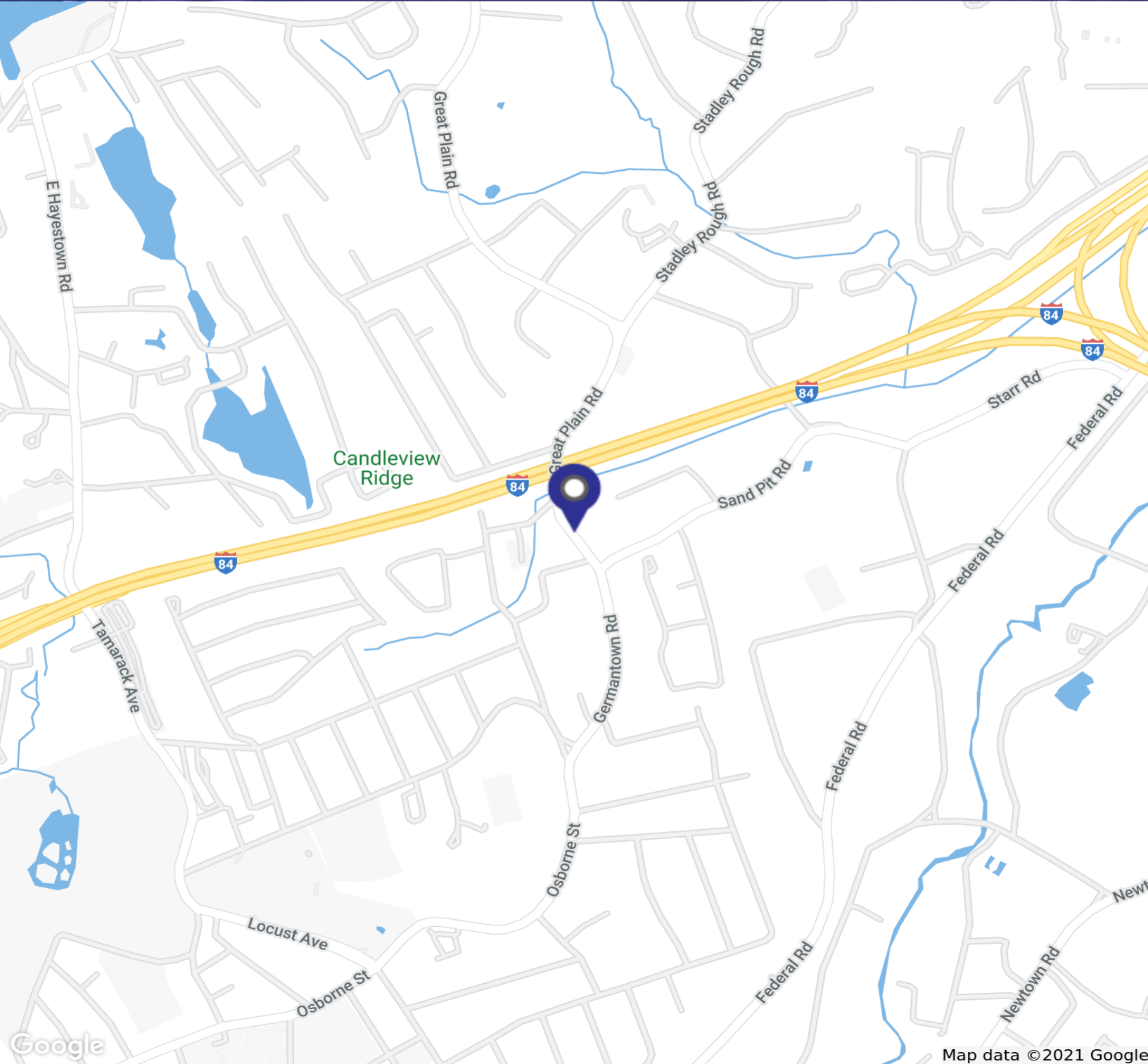
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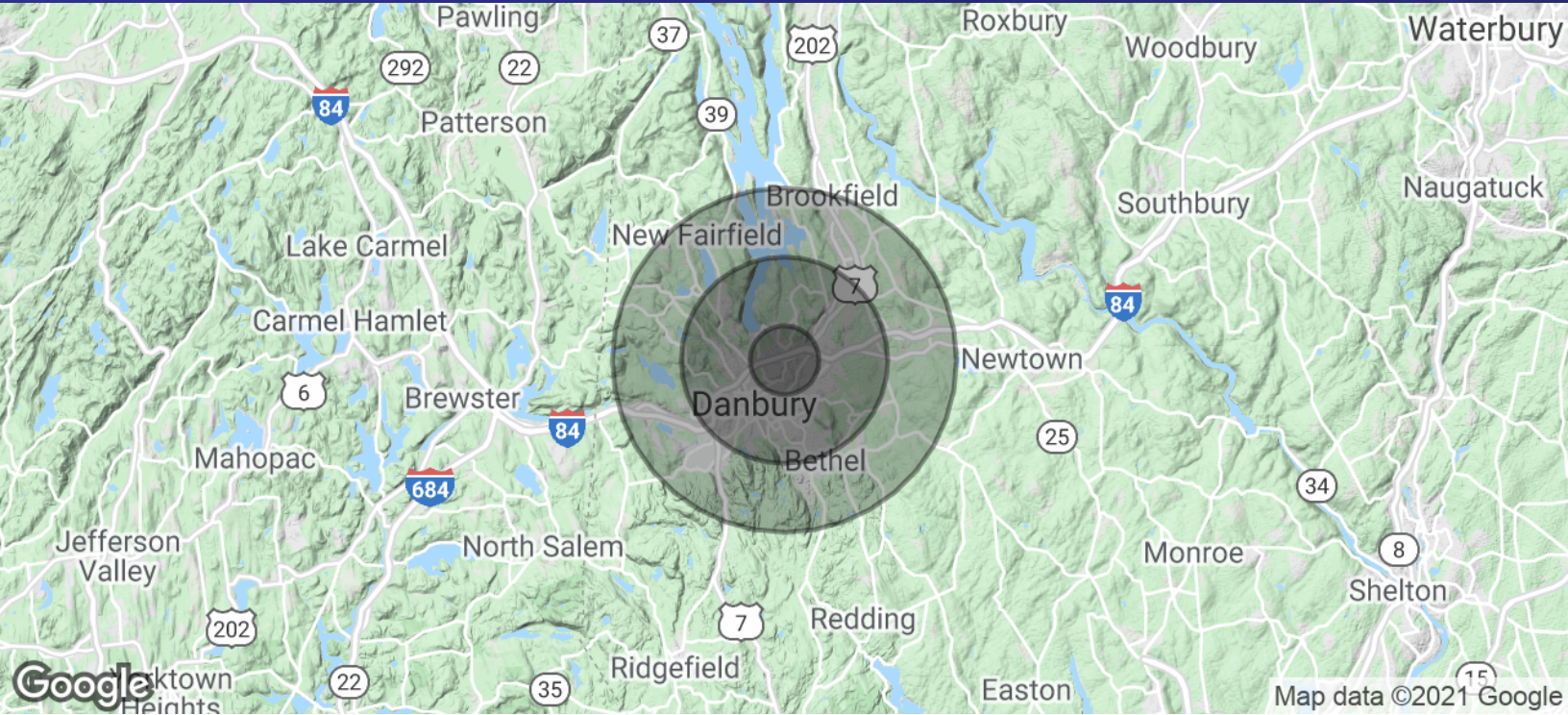
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,381	78,452	128,765
Average age	34.5	36.1	37.6
Average age (Male)	33.7	35.5	36.7
Average age (Female)	35.1	36.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,231	29,083	47,807
# of persons per HH	2.7	2.7	2.7
Average HH income	\$72,041	\$74,643	\$85,772
Average house value	\$319,018	\$346,841	\$386,609

\* Demographic data derived from 2010 US Census

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