

FOR LEASE // 60 SHELTER ROCK ROAD, DANBURY CT



LOCATION INFORMATION

Street Address	60 Shelter Rock Road
City, State, Zip	Danbury, CT 06811
County	Fairfield
Signal Intersection	No

BUILDING INFORMATION

Available Size	+/- 6,143 SF
Lease Rate	\$6.75 NNN
Nets	+/- \$2.50 PSF
Zone	IL-40
Building Size	103,716 SF

PROPERTY HIGHLIGHTS

- Ideal for any warehouse or manufacturing use. Building has three shared loading docks, one common 14'X14' overhead door, and excellent signage. Units are separately metered for gas and electric. Convenient access to I-84 and Route 6 and 53.
- Well maintained +/- 7.00 Acres
- 200 Amp 3 Phase Power
- 3 Common Loading Docks
- 1 Common Overhead Door
- 15'-21' Ceiling Heights
- +/- 220 Parking Spaces
- Gas Heat
- City Water, Sewer and Gas



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

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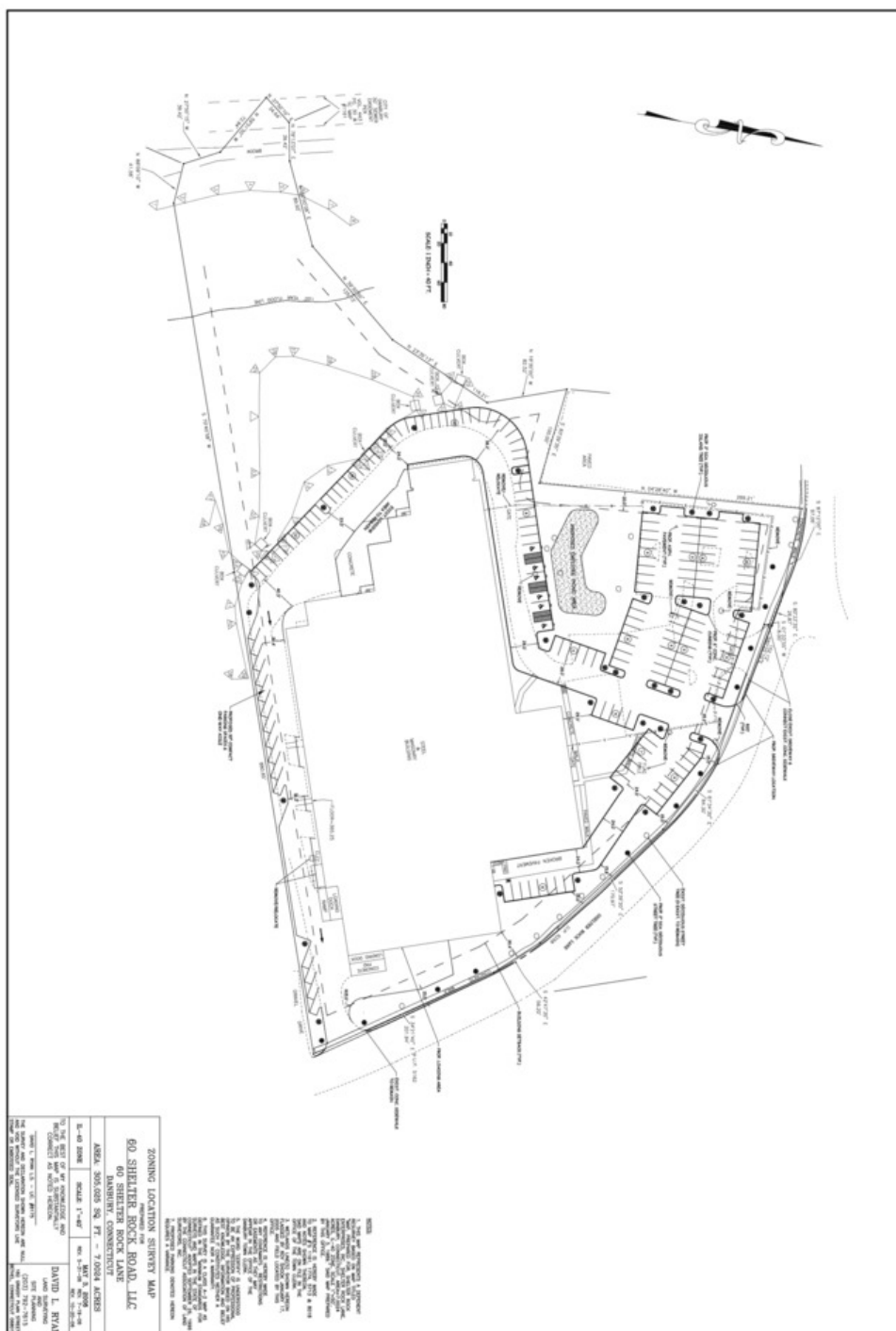
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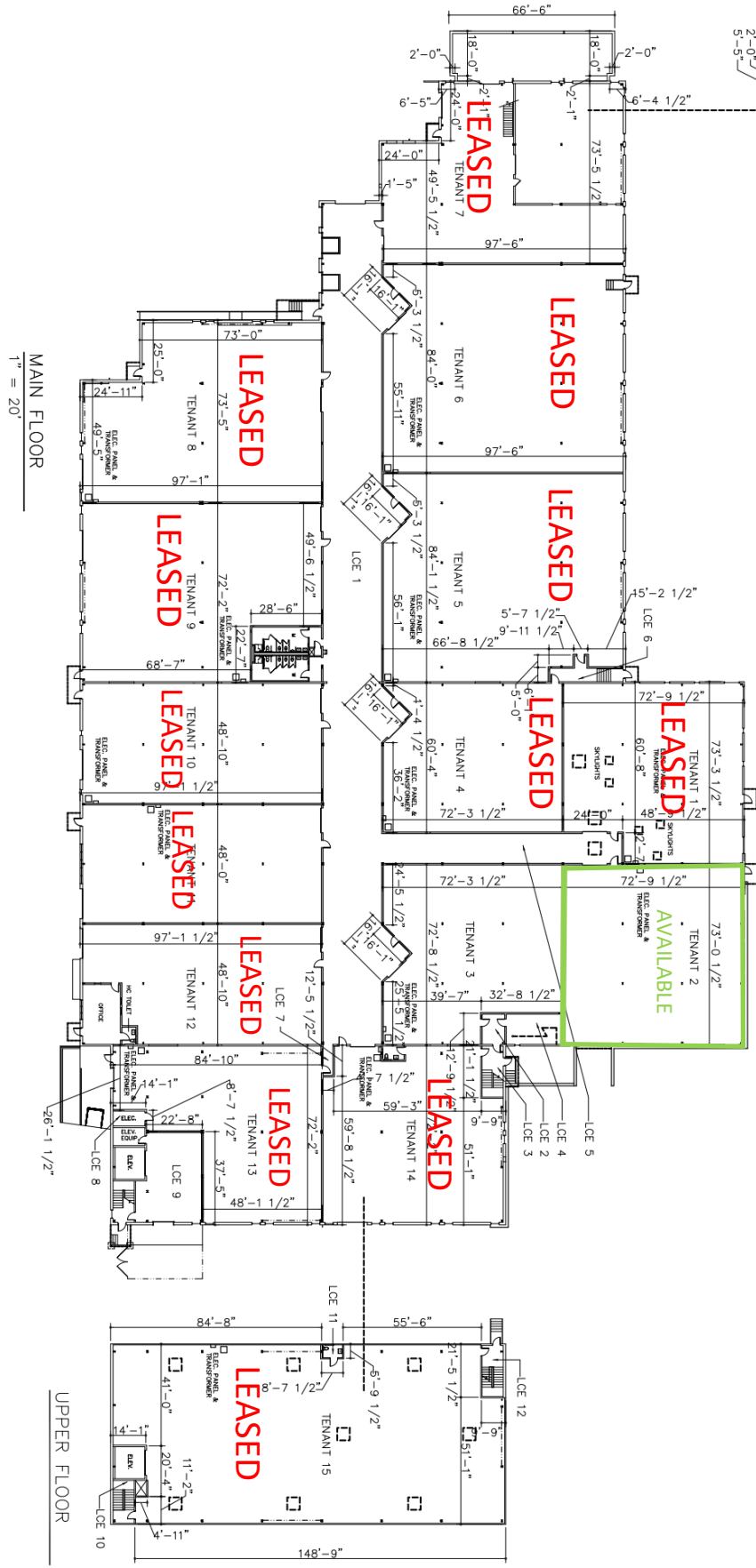
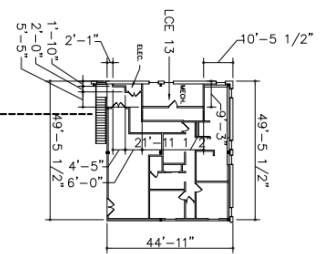


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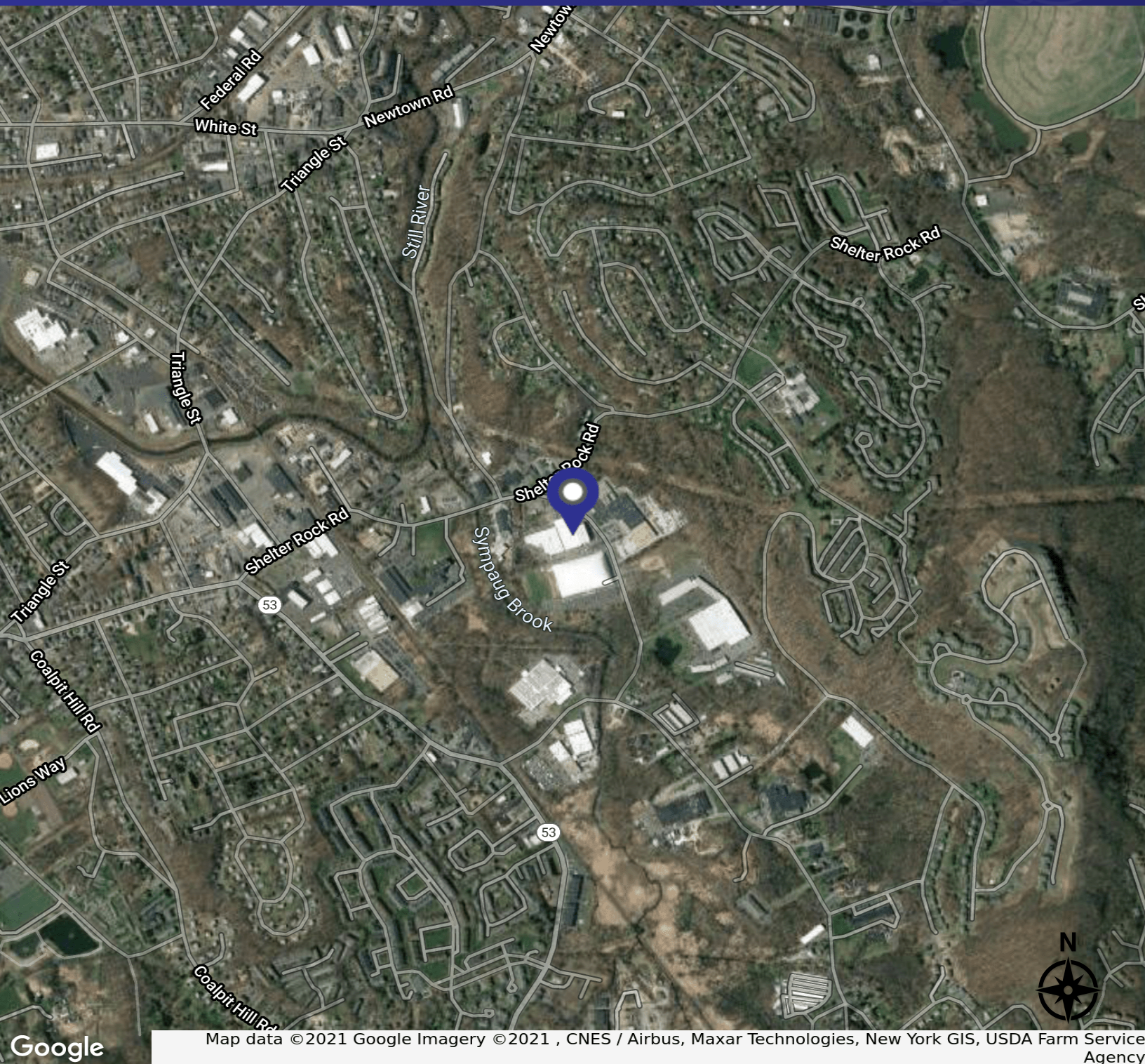
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TENANT AREA BREAKDOWN

1" = 20'

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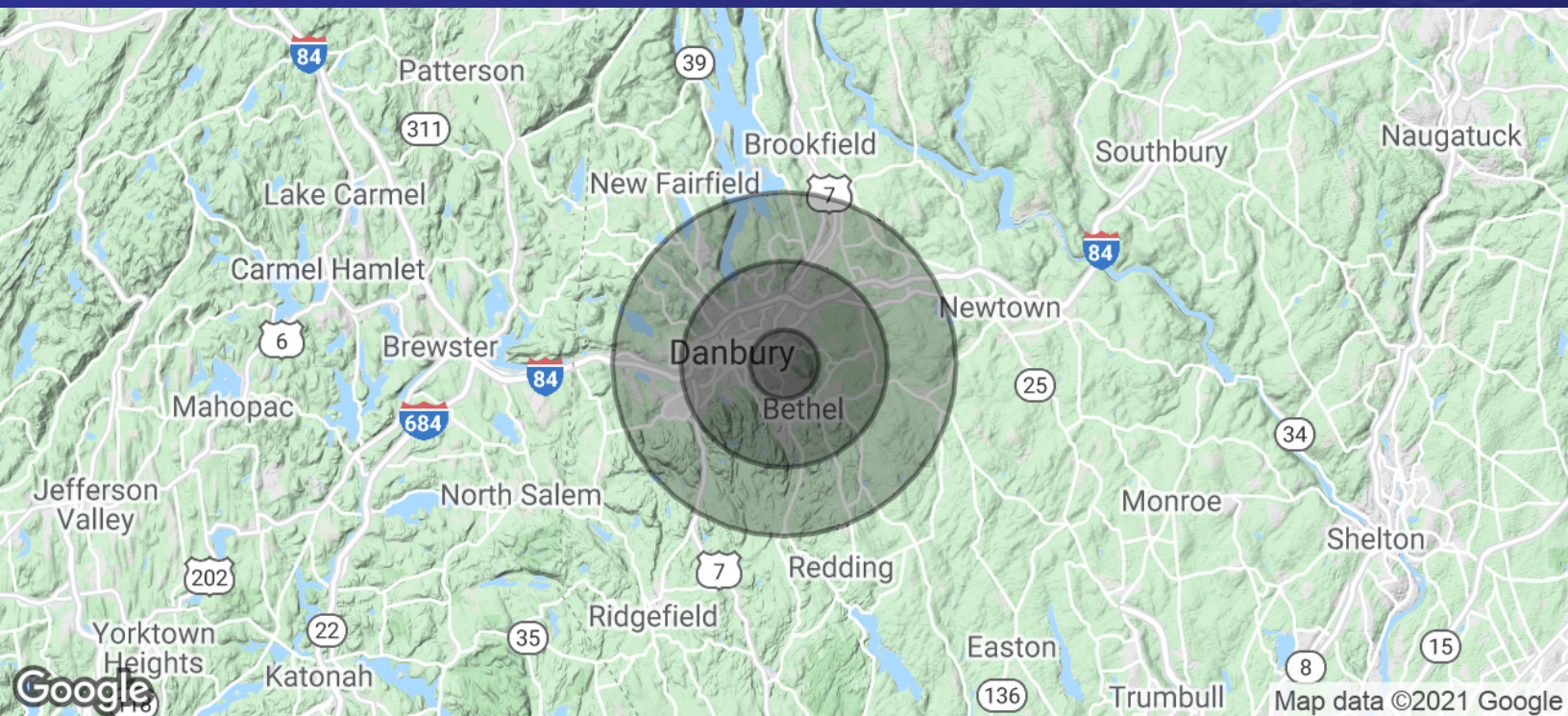
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,854	70,466	120,918
Average age	33.5	36.0	37.6
Average age (Male)	31.6	34.8	36.7
Average age (Female)	35.3	37.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,429	26,681	44,861
# of persons per HH	2.6	2.6	2.7
Average HH income	\$71,594	\$73,764	\$85,833
Average house value	\$320,974	\$350,665	\$381,113

* Demographic data derived from 2010 US Census



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