



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



~ **FOR SALE** ~

INDUSTRIAL/FLEX SPACE

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



One of a kind immaculate 6,428 sq. ft. end unit with great Southern New Milford location. Recently renovated with new epoxy flooring, Class A offices, new bathrooms, and kitchen. 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
Year Built:	2005
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:	4 Baths and Kitchen
Ceiling Height:	24 ft.
Loading:	Three 14' Drive-In Doors
Taxes:	\$11,756
Common Charges:	\$300 Monthly
Sale Price:	\$895,000



Mick Consalvo

203.241-5188

mconsalvo@towercorp.com

Tommy Consalvo

203- 482-5792

tconsalvo@towercorp.com

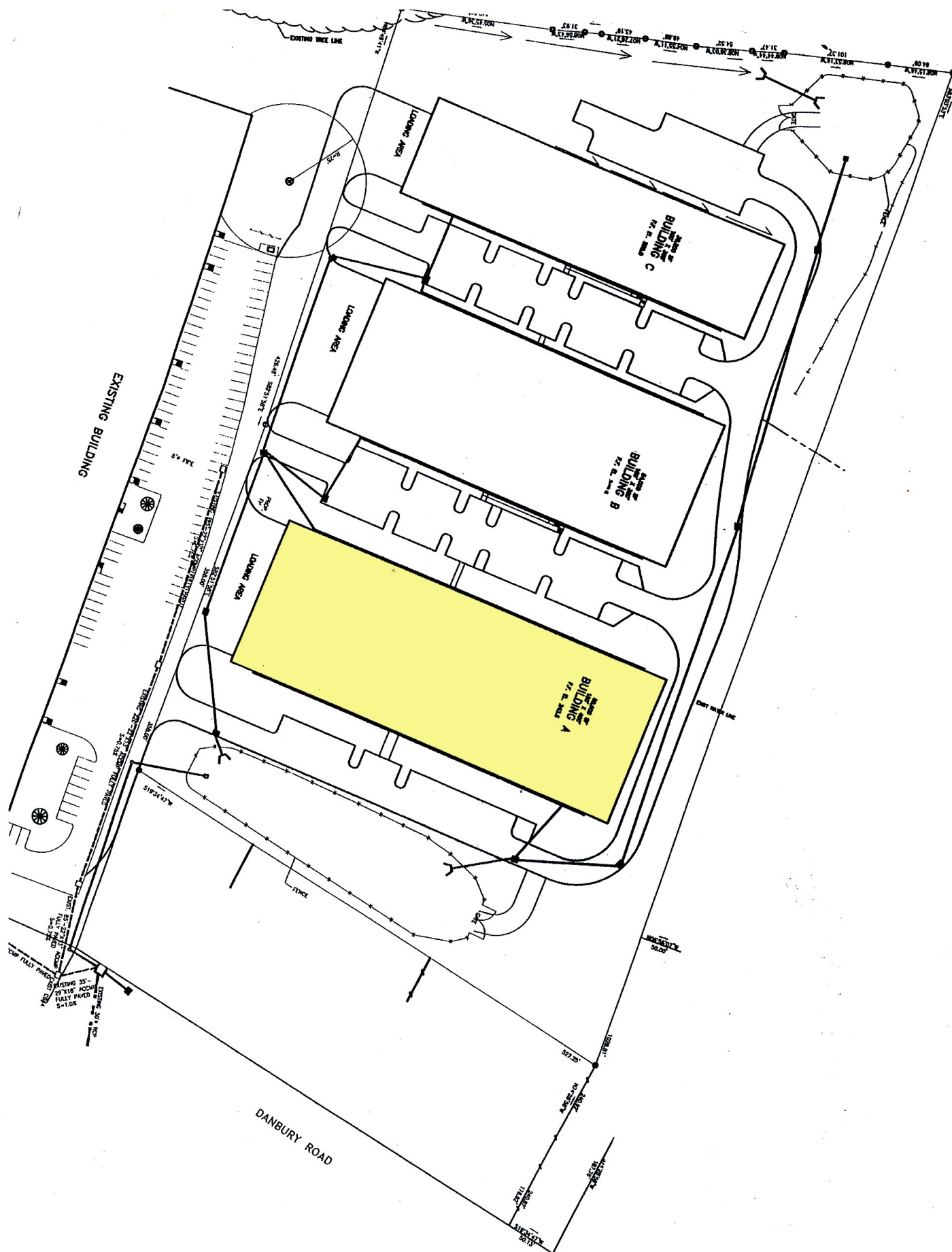
Tower Realty Corp. / 246 Federal Rd., Suite D26,
www.towercorp.com

203-775-5000 Office / 203-546-7793 Fax

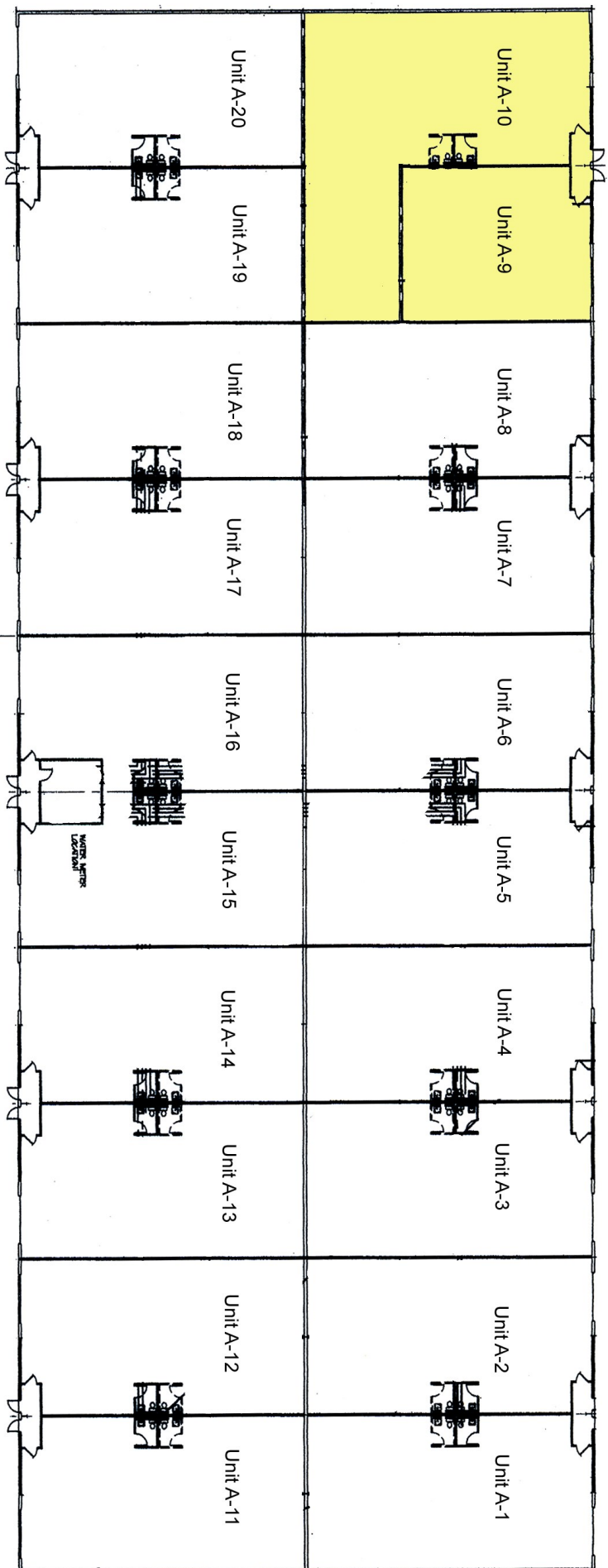
Brookfield, CT 06804 /

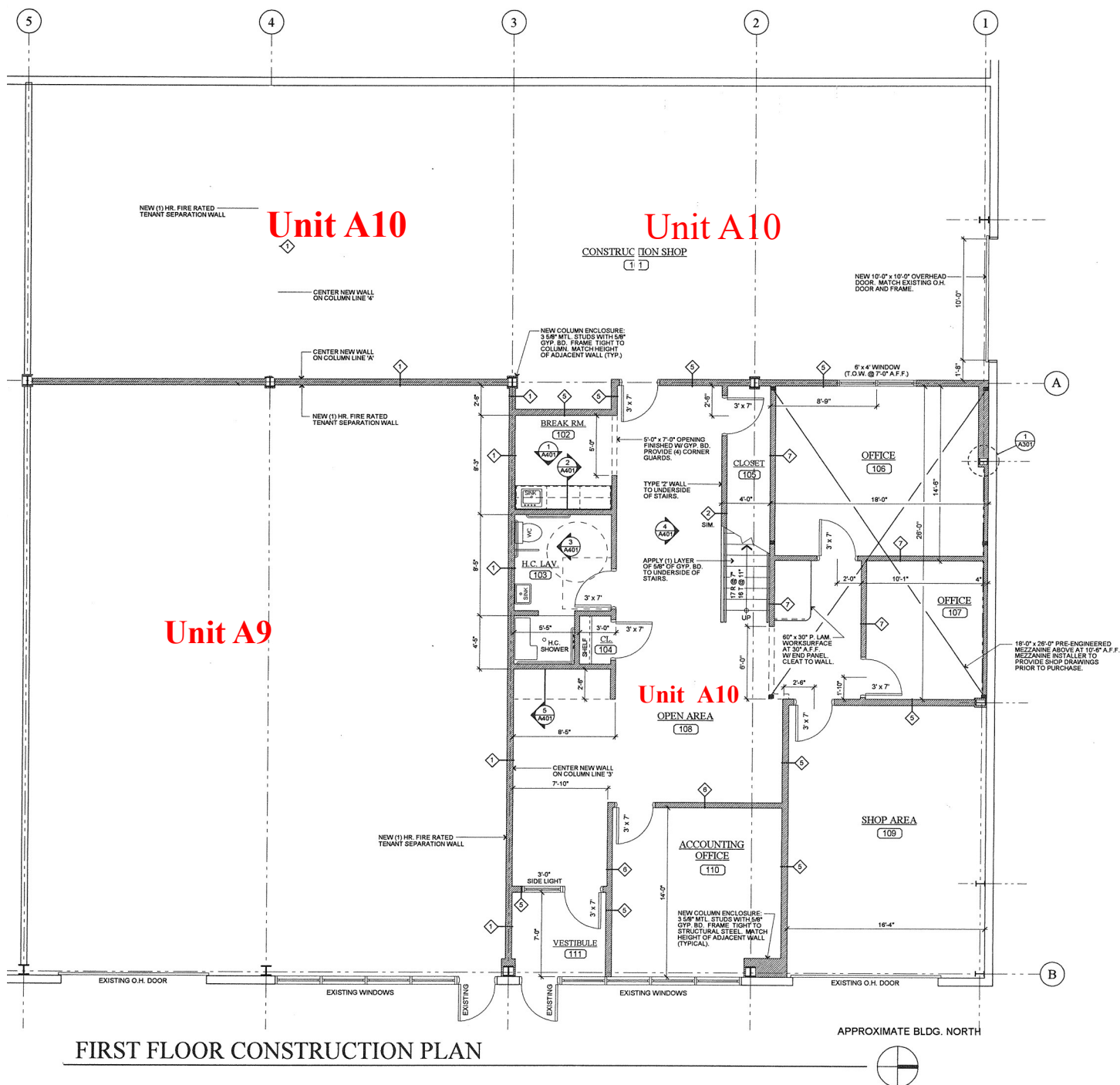


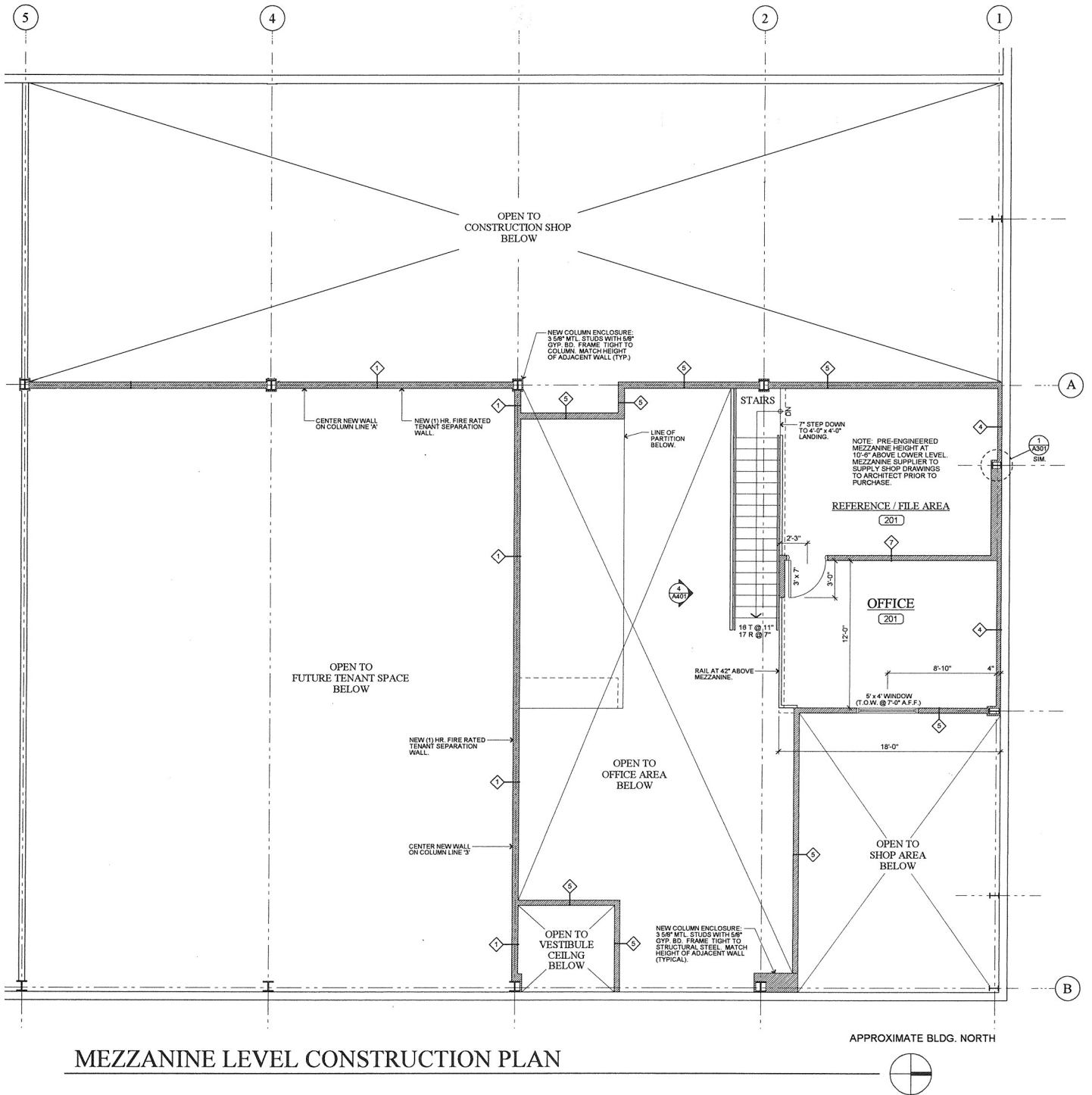




Danbury Road (Route 7)







458 Danbury Road (Route 7), New Milford, CT

