

FOR LEASE // 458 DANBURY ROAD, NEW MILFORD



PROPERTY DESCRIPTION

Immaculate space. Ideal for warehouse, distribution, or light manufacturing. Building has 20 ft ceilings, 200 amp 3 phase power, loading dock, Drive in door, Dock with ramp, 1 bath, security system, sprinklers and A/C in office. Great Southern New Milford location!. NNN= approx. \$2.50

PROPERTY HIGHLIGHTS

- IC Zone (Industrial/commercial)
- Propane Heating
- Central A/C in office
- Office, Conference Room and Break Room
- Septic, City Water and Propane
- 200 Amp, 3 Phase
- Year Built 1986
- 20 Ft Ceilings
- 1 Loading Dock w/ Ramp

OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	12,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	843	2,834	6,192
Total Population	1,785	6,277	13,847
Average HH Income	\$120,493	\$117,008	\$120,172



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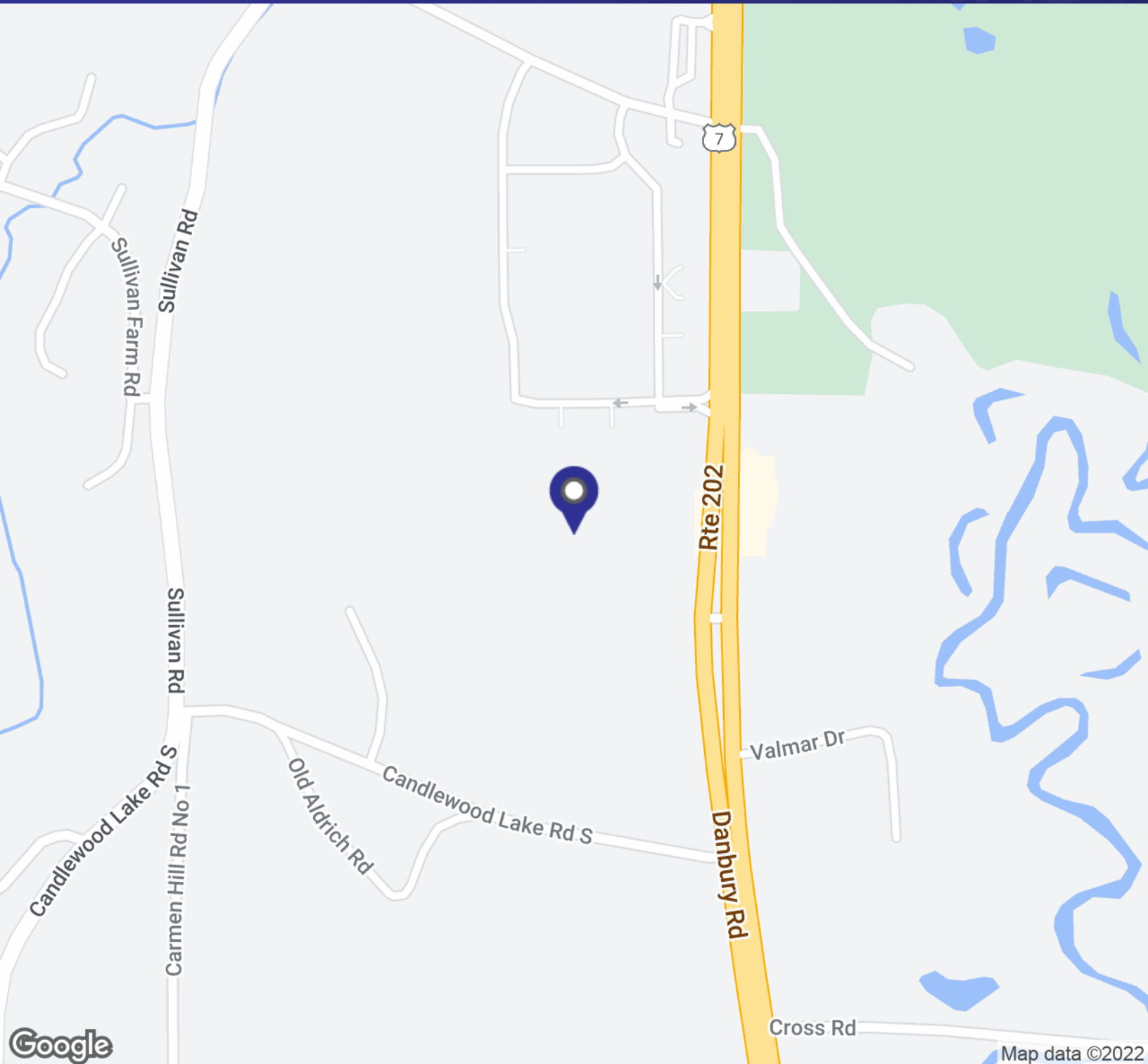


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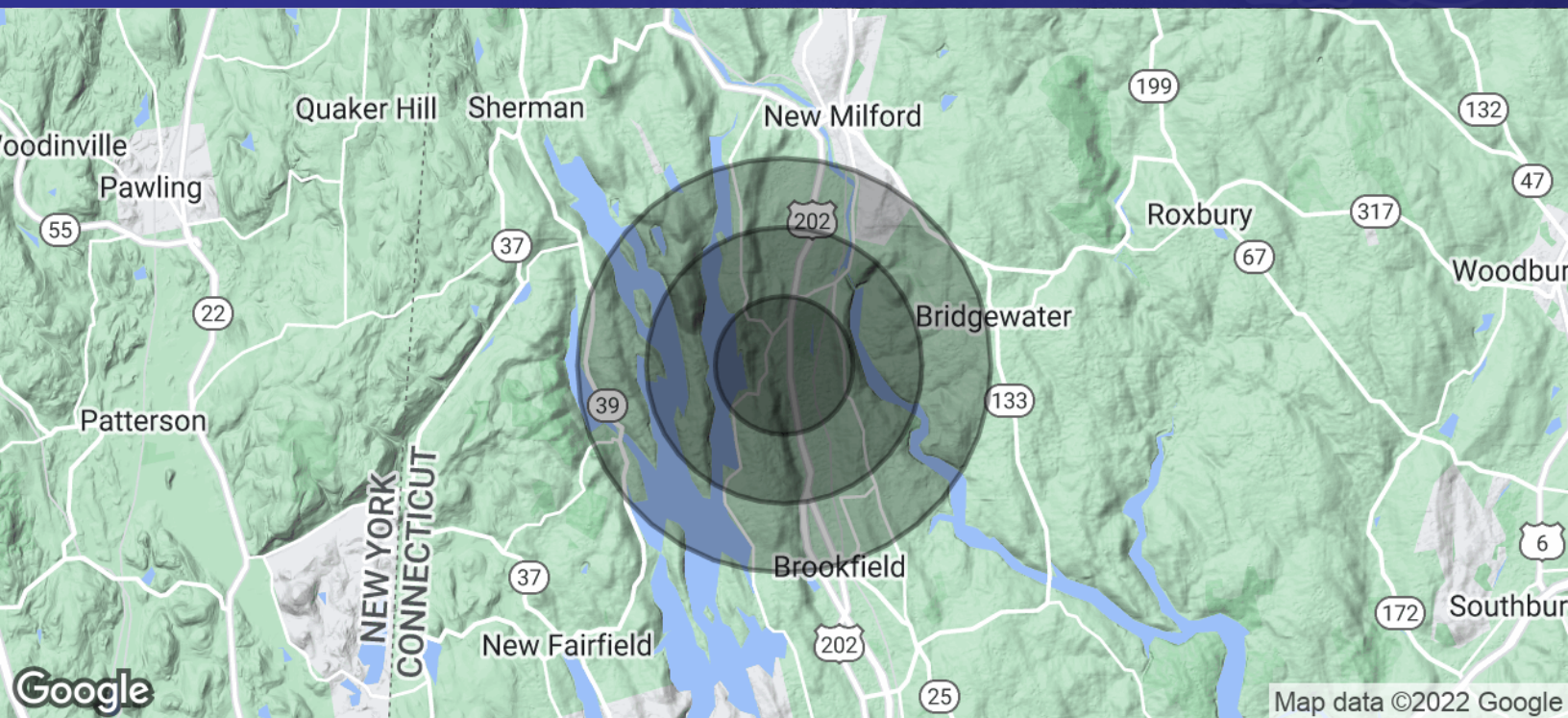
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,785	6,277	13,847
Average Age	40.2	41.4	42.9
Average Age (Male)	38.5	39.8	41.2
Average Age (Female)	44.8	43.6	43.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	843	2,834	6,192
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$120,493	\$117,008	\$120,172
Average House Value	\$371,322	\$343,562	\$347,254

* Demographic data derived from 2020 ACS - US Census



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