

FOR SUBLEASE // 14 FINANCE DRIVE, DANBURY CT



PROPERTY DESCRIPTION

Clear span 5,000 Sq Ft with easy access to Route 7, Route 6 and I-84. Clean space with 18' ceilings, heavy power, full AC and one loading dock. Ideal for warehouse/ distribution.

PROPERTY HIGHLIGHTS

- IG-80 Zone
- 1 Loading Dock
- 18' Ceilings
- Full AC
- 600 Amp, 3 Phase Power
- Gas Heat
- Sprinklered
- City Water, Sewer and Gas
- *Shared* Bathroom

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month + Utilities
Available SF:	5,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	540	2,644	6,683
Total Population	1,648	7,484	18,091
Average HH Income	\$72,064	\$81,235	\$86,048



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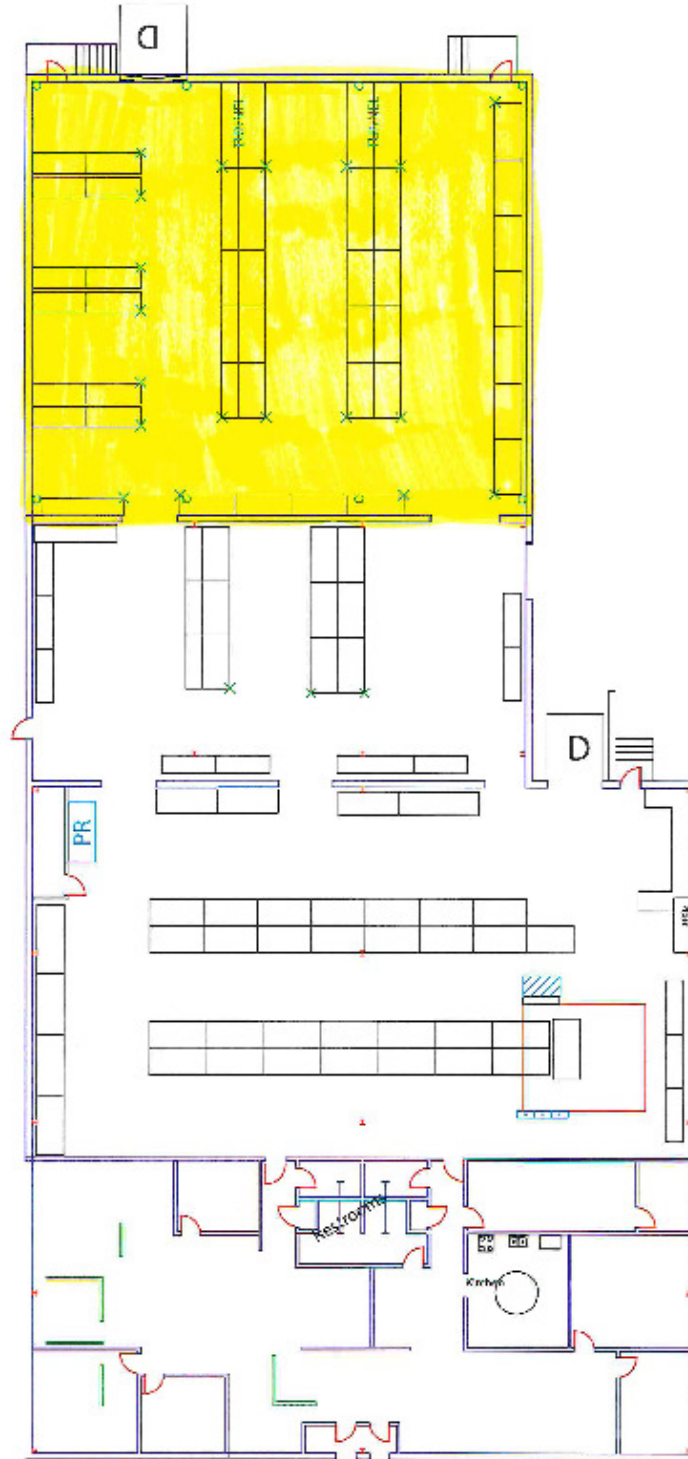
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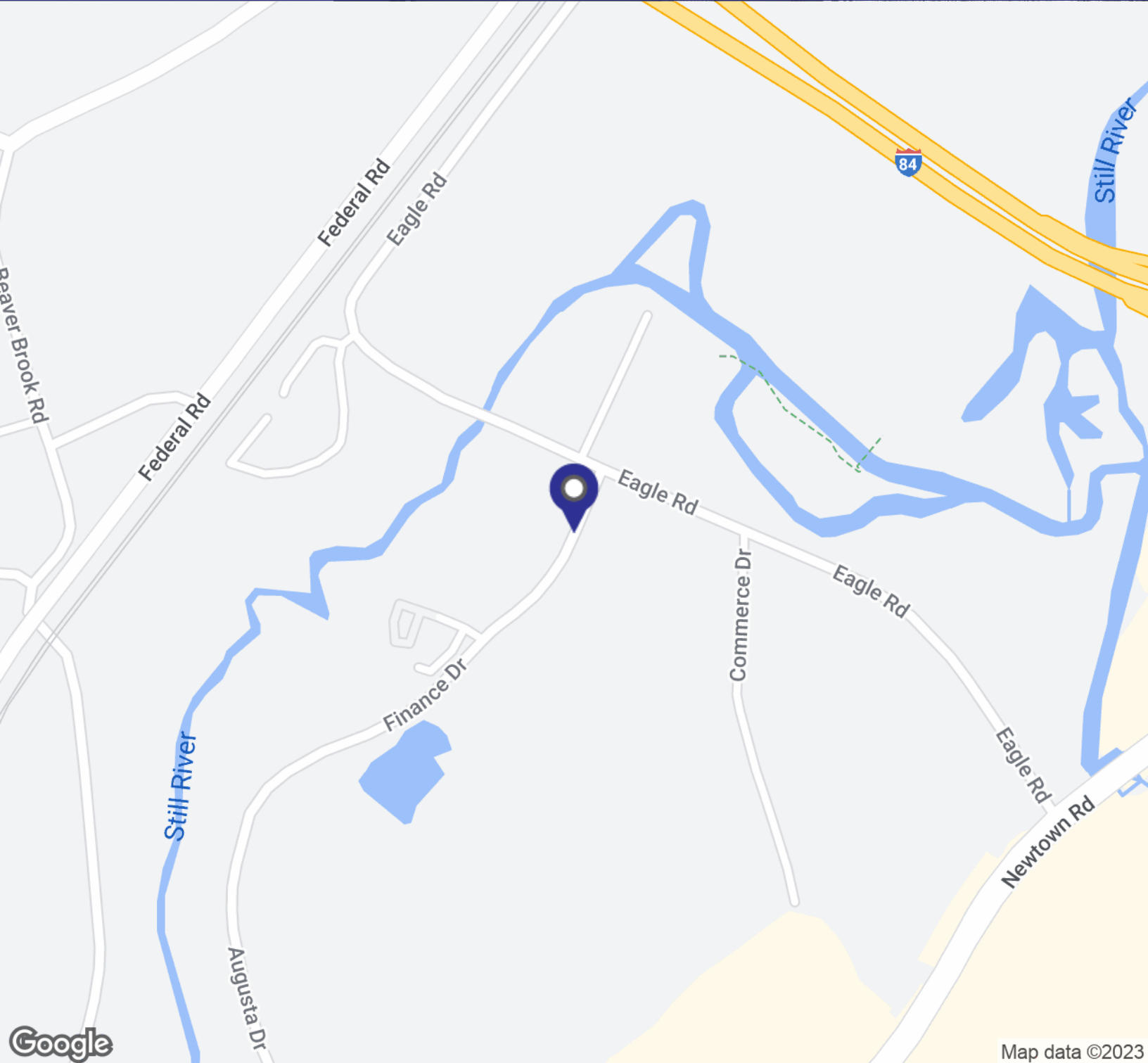
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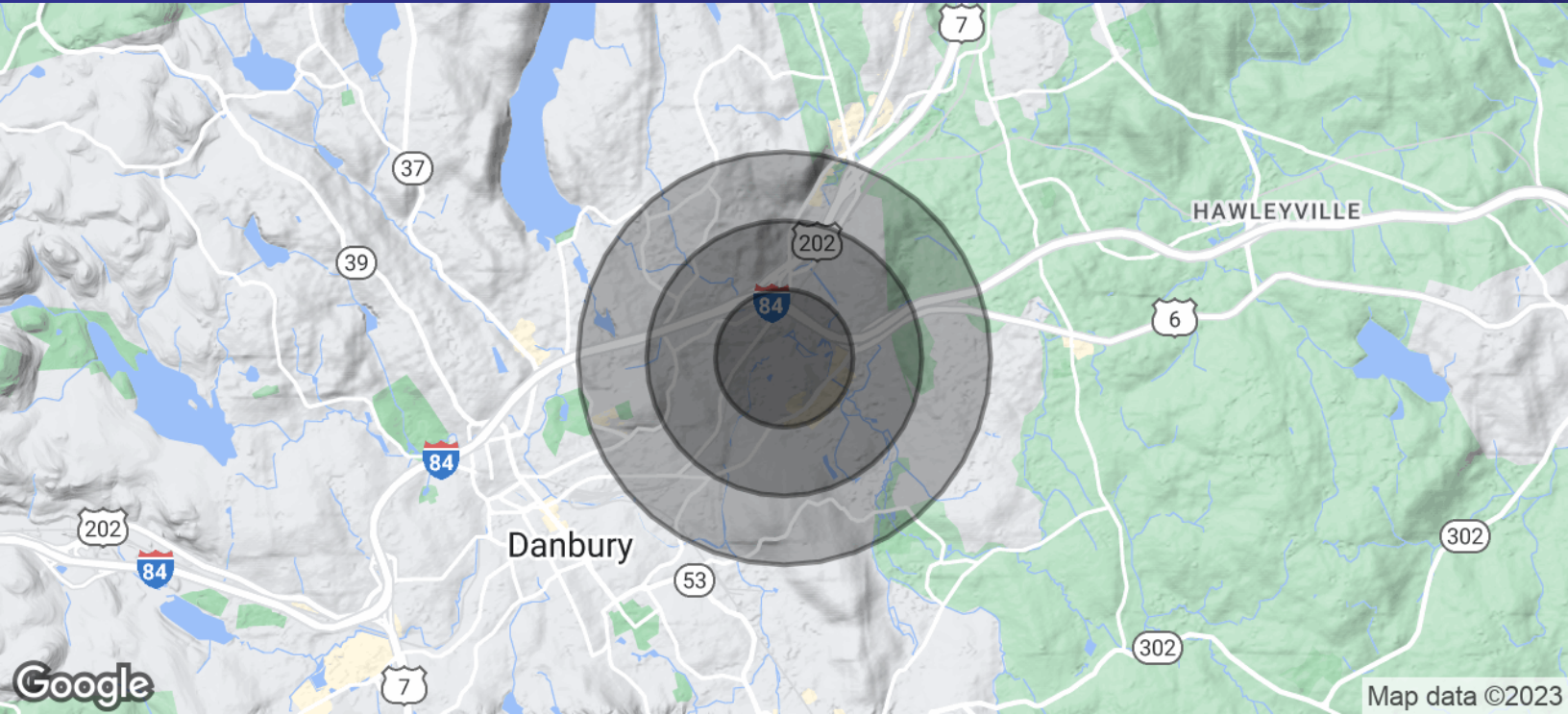
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,648	7,484	18,091
Average Age	28.9	34.4	38.5
Average Age (Male)	27.9	29.4	33.8
Average Age (Female)	30.8	38.1	41.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	540	2,644	6,683
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$72,064	\$81,235	\$86,048
Average House Value	\$237,730	\$266,118	\$273,969

* Demographic data derived from 2020 ACS - US Census



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