

FOR LEASE // 85 DANBURY RD, NEW MILFORD, CT



PROPERTY DESCRIPTION

Ideal space for any industrial or storage use. Sizes available from 2,000 to 5,000 sf. Units have new LED lighting, gas heat, 12' drive in doors. 14'-16' ceilings and 200-amp 3 phase power. Easy access to RT. 7 and I84.

PROPERTY HIGHLIGHTS

- Zone: B2 (commercial/industrial)
- Plumbing: 1 Bath
- Heating: Propane
- Utilities: City water & septic

OFFERING SUMMARY

Lease Rates	Units 1, 2 & 3 - \$11 PSF gross + utilities, water and refuse Units 1 & 2 - \$2,900 + utilities, water, and refuse Unit 3 - \$1,900 + utilities, water, refuse
Available SF:	Units 1, 2 & 3 - +/- 5,000 SF Units 1 & 2 - +/- 3,000 SF Unit 3 - +/- 2,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	301	1,546	2,895
Total Population	727	3,231	6,211
Average HH Income	\$78,451	\$77,936	\$88,290



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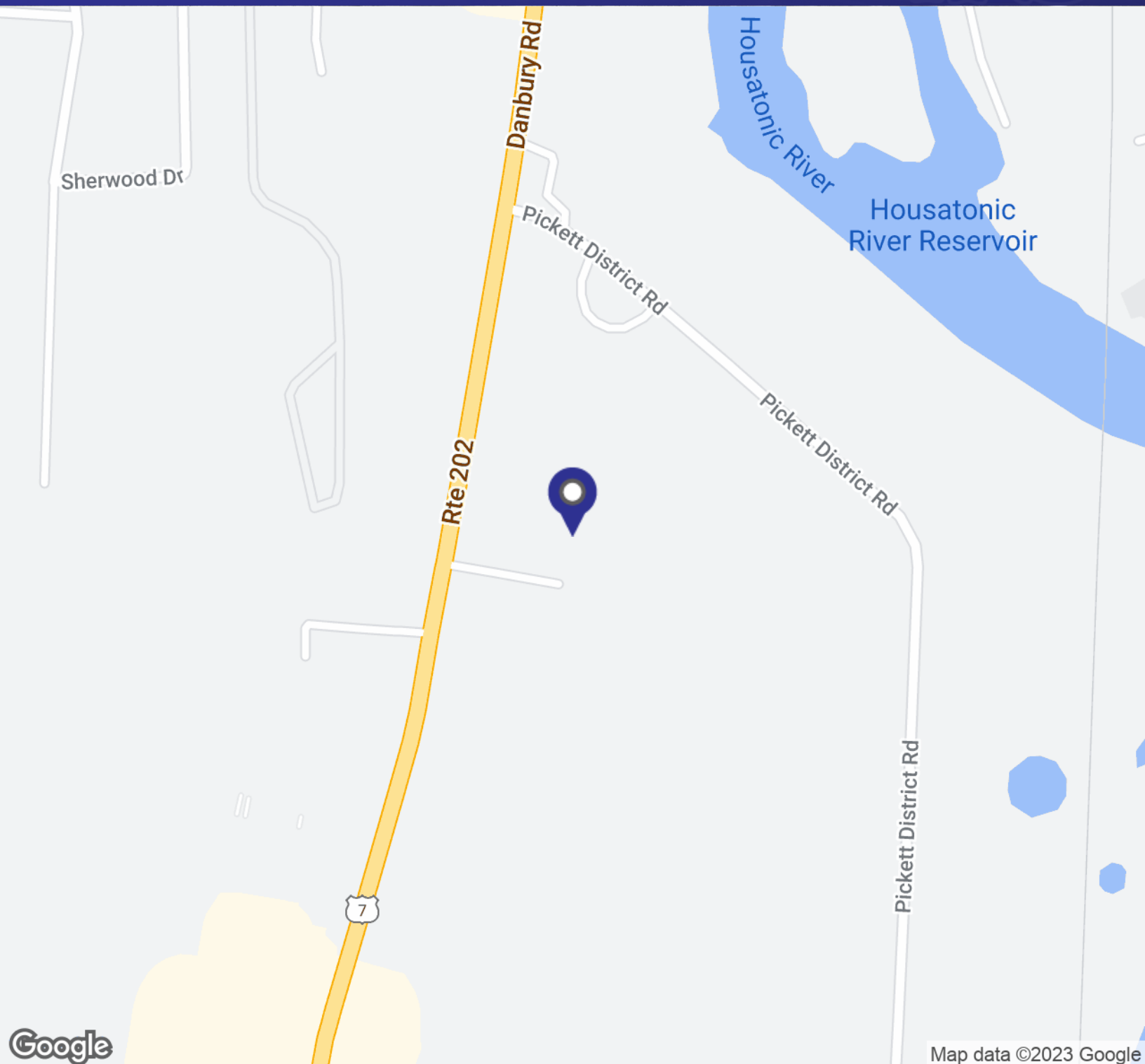
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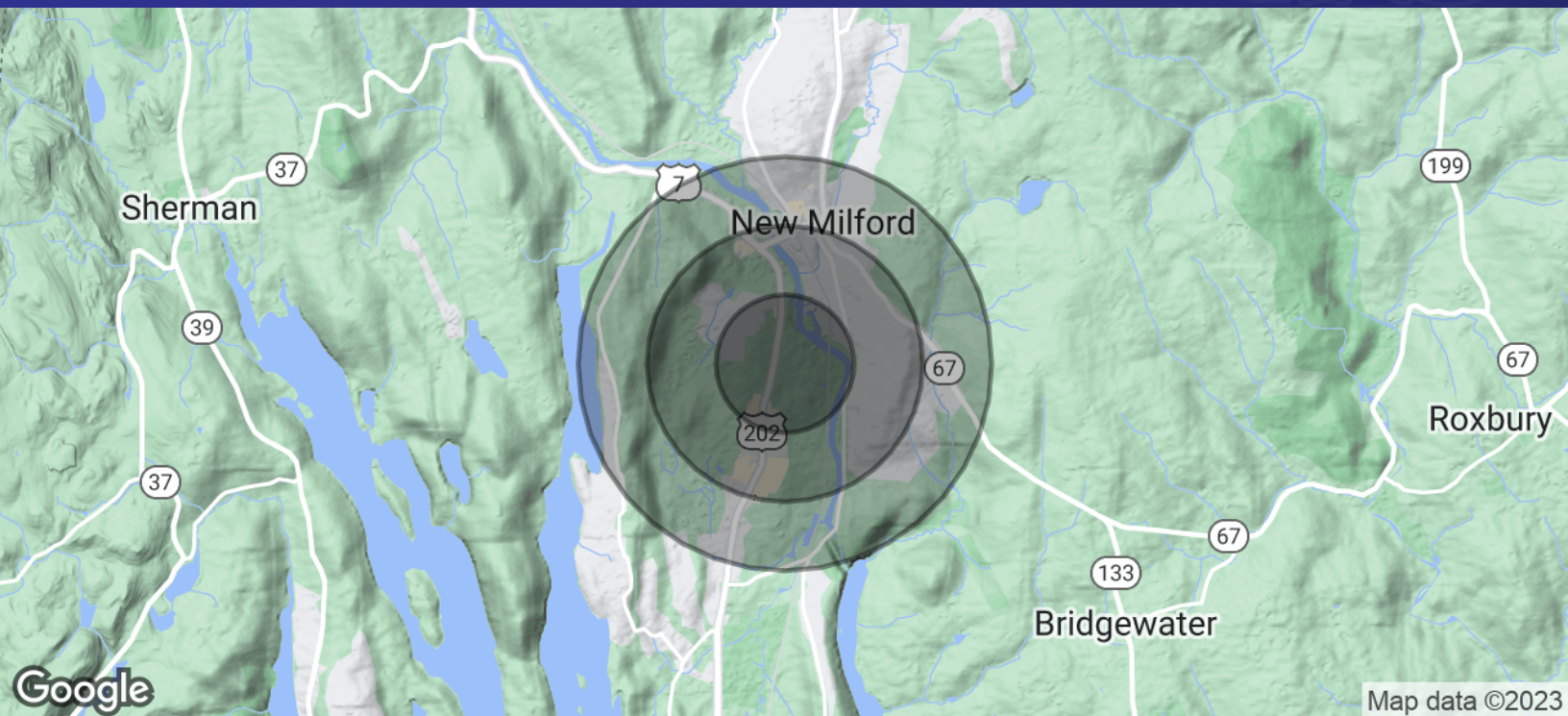


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	727	3,231	6,211
Average Age	39.3	38.6	40.2
Average Age (Male)	31.0	35.2	37.2
Average Age (Female)	42.7	39.6	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	301	1,546	2,895
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$78,451	\$77,936	\$88,290
Average House Value	\$233,335	\$236,234	\$259,484

* Demographic data derived from 2020 ACS - US Census



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