

# FOR LEASE // 458 DANBURY, NEW MILFORD, UNITS A11 AND A12



## PROPERTY DESCRIPTION

Immaculate 3,000 sq. ft. units can be leased individually or combined for 3,000 or 6000SF. Great Southern New Milford location. Ideal space for warehouse, distribution, assembly or manufacturing.

## PROPERTY HIGHLIGHTS

- Zone: IC
- LED Lighting
- Clean Epoxy Floor
- Utilities: Public Water, Public Sewer + Gas
- Electrical: 200 AMP, 3 Phase
- Private Bathroom in Each Unit
- Ceiling Height: 24 ft. Clear
- Loading: 14' Drive-In Door & Loading Docks
- 14 x 14 Office with A/C
- Unit Dimensions: 40' Wide x 75' Deep

## OFFERING SUMMARY

|               |                               |
|---------------|-------------------------------|
| Lease Rate:   | \$3,500/month per unit(Gross) |
| Available SF: | 3,000-6,000 SF                |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE    | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households  | 190       | 780       | 1,618     |
| Total Population  | 432       | 1,666     | 3,514     |
| Average HH Income | \$128,605 | \$121,481 | \$117,506 |



### TOMMY CONSALVO

Broker

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### MICK CONSALVO

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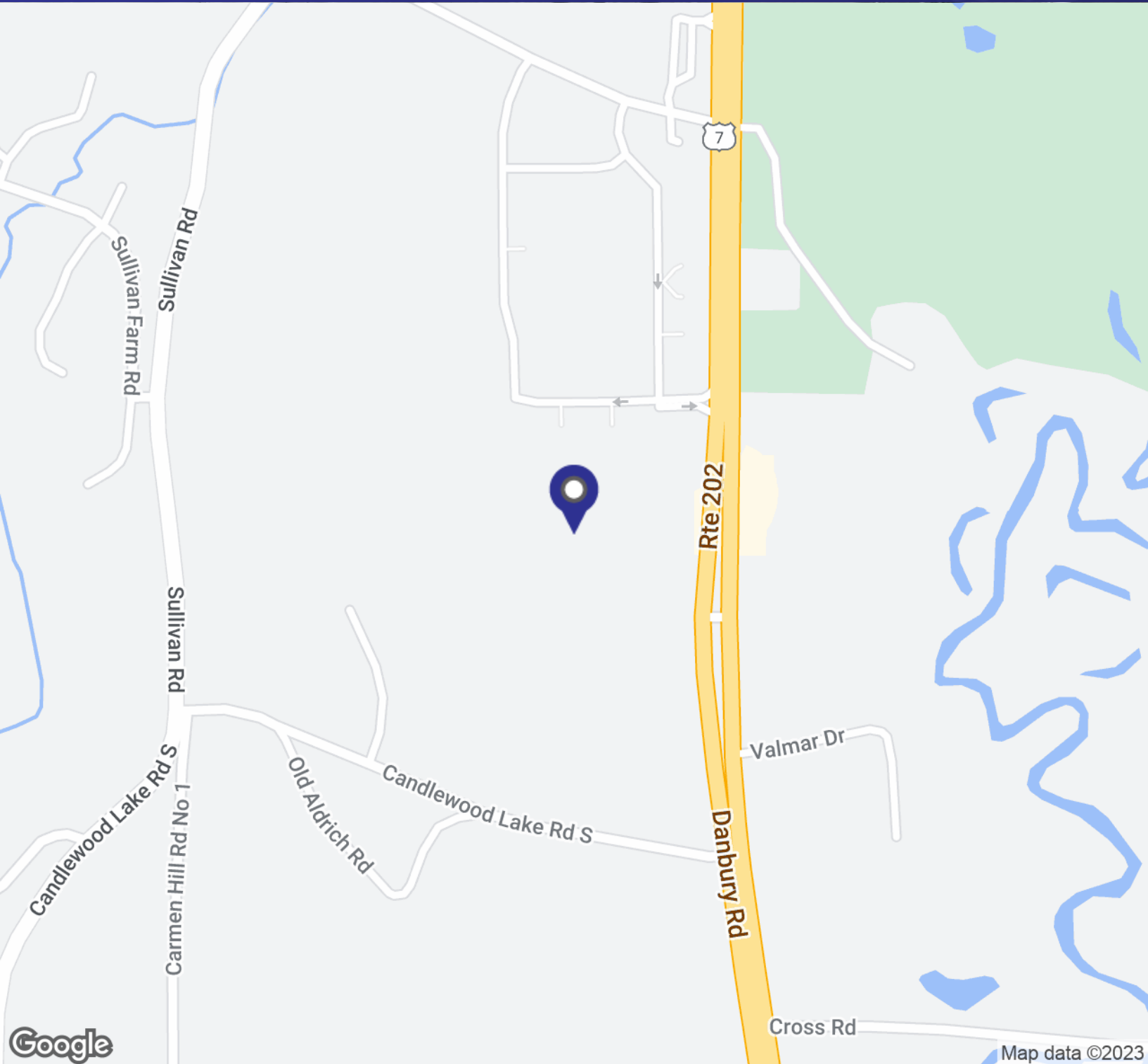
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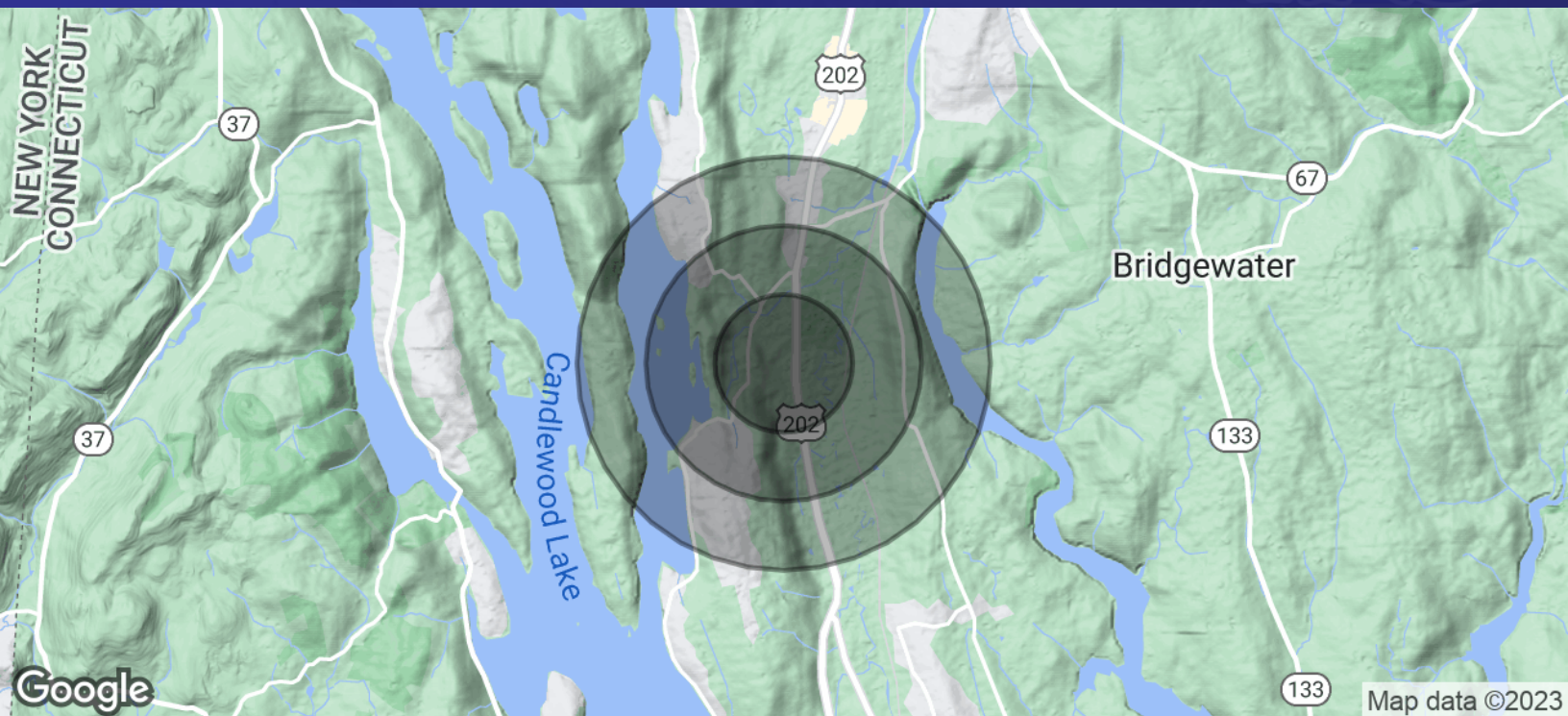


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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 432       | 1,666  | 3,514     |
| Average Age          | 40.4      | 40.2   | 40.6      |
| Average Age (Male)   | 39.3      | 38.6   | 39.0      |
| Average Age (Female) | 42.1      | 44.7   | 44.1      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 190       | 780       | 1,618     |
| # of Persons per HH | 2.3       | 2.1       | 2.2       |
| Average HH Income   | \$128,605 | \$121,481 | \$117,506 |
| Average House Value | \$399,559 | \$376,013 | \$354,068 |

\* Demographic data derived from 2020 ACS - US Census


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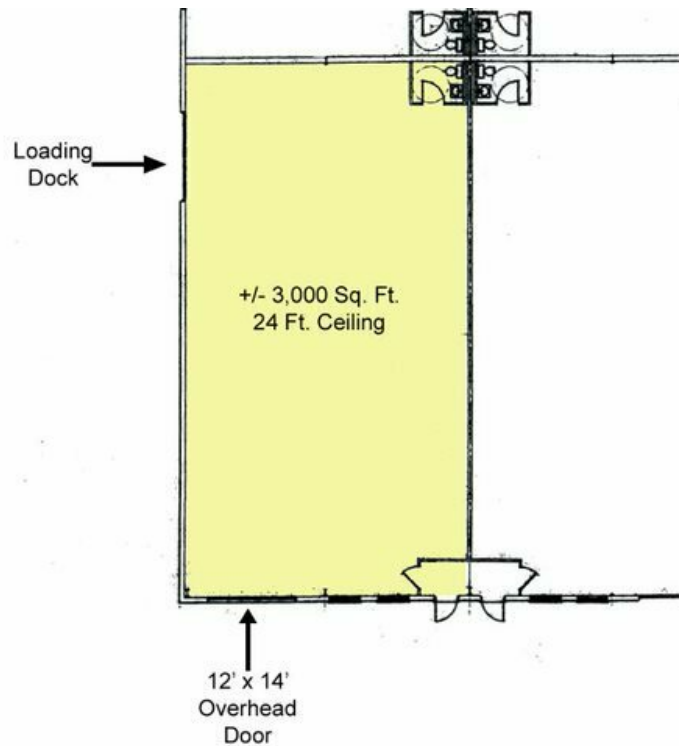
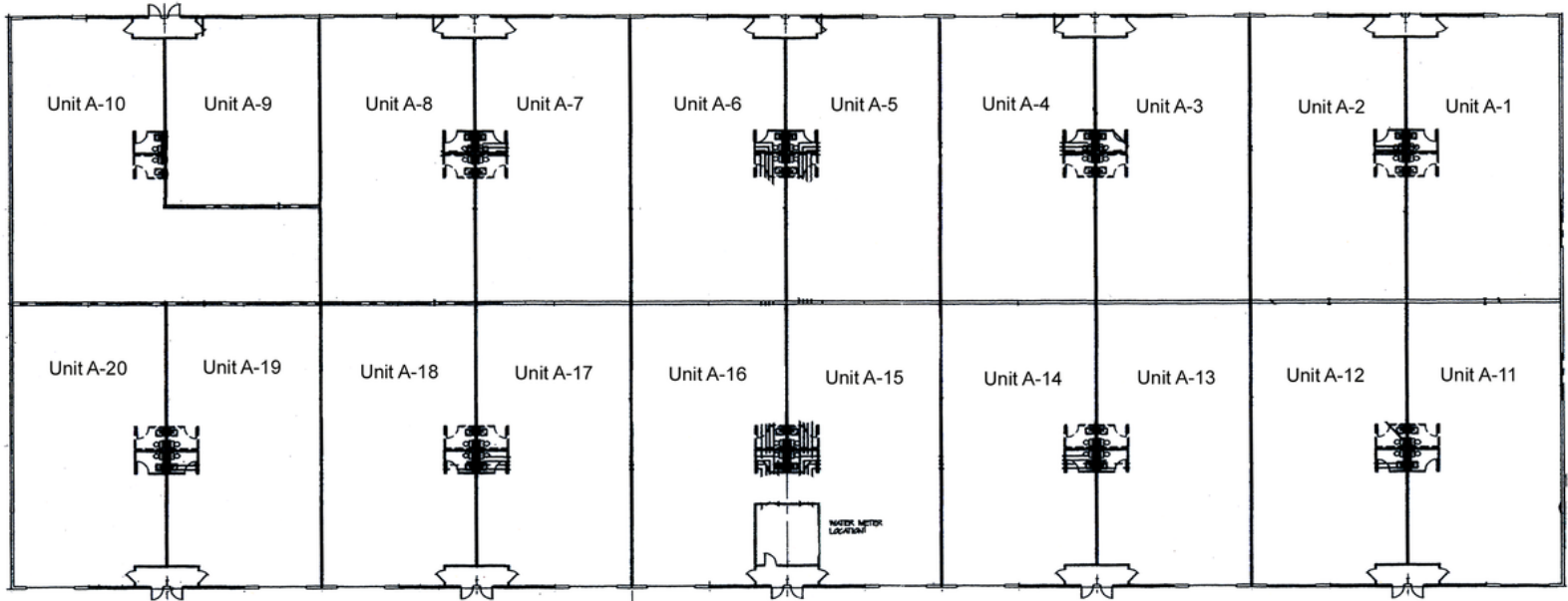
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Danbury Road (Route 7)



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