

**FOR LEASE // 458 DANBURY ROAD, UNITS B1/B2, NEW MILFORD, CT**


### PROPERTY DESCRIPTION

Immaculate 6,000 Sq. Ft. end unit with great Southern New Milford location. Unit has drive-in door, 2 Loading Docks, Alarm, and 3 Paddle Fans. Ideal space for warehouse, distribution, assembly or manufacturing.

### PROPERTY HIGHLIGHTS

- Zone: IC
- Construction: Split Block and Metal with Glass Front
- Utilities: City Water, Natural Gas and Septic
- Electrical: 200 AMP, 3 phase service for each unit
- Year Built: 2006
- Sprinkler: Yes
- Baths: 1 Handicap bath in each unit with plumbing for additional baths
- Ceiling Height: 24 ft.
- Loading: 1–14' Drive-In Door
- 2– Loading Docks

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$895,000           |
| Lease Rate:    | \$10.00 SF/yr (NNN) |
| Available SF:  | 6,000 SF            |
| Taxes          | \$10,324 per year   |
| Common Charges | \$350/month         |

| DEMOGRAPHICS      | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 780       | 2,840     | 6,224     |
| Total Population  | 1,666     | 6,267     | 13,912    |
| Average HH Income | \$121,481 | \$117,157 | \$120,255 |


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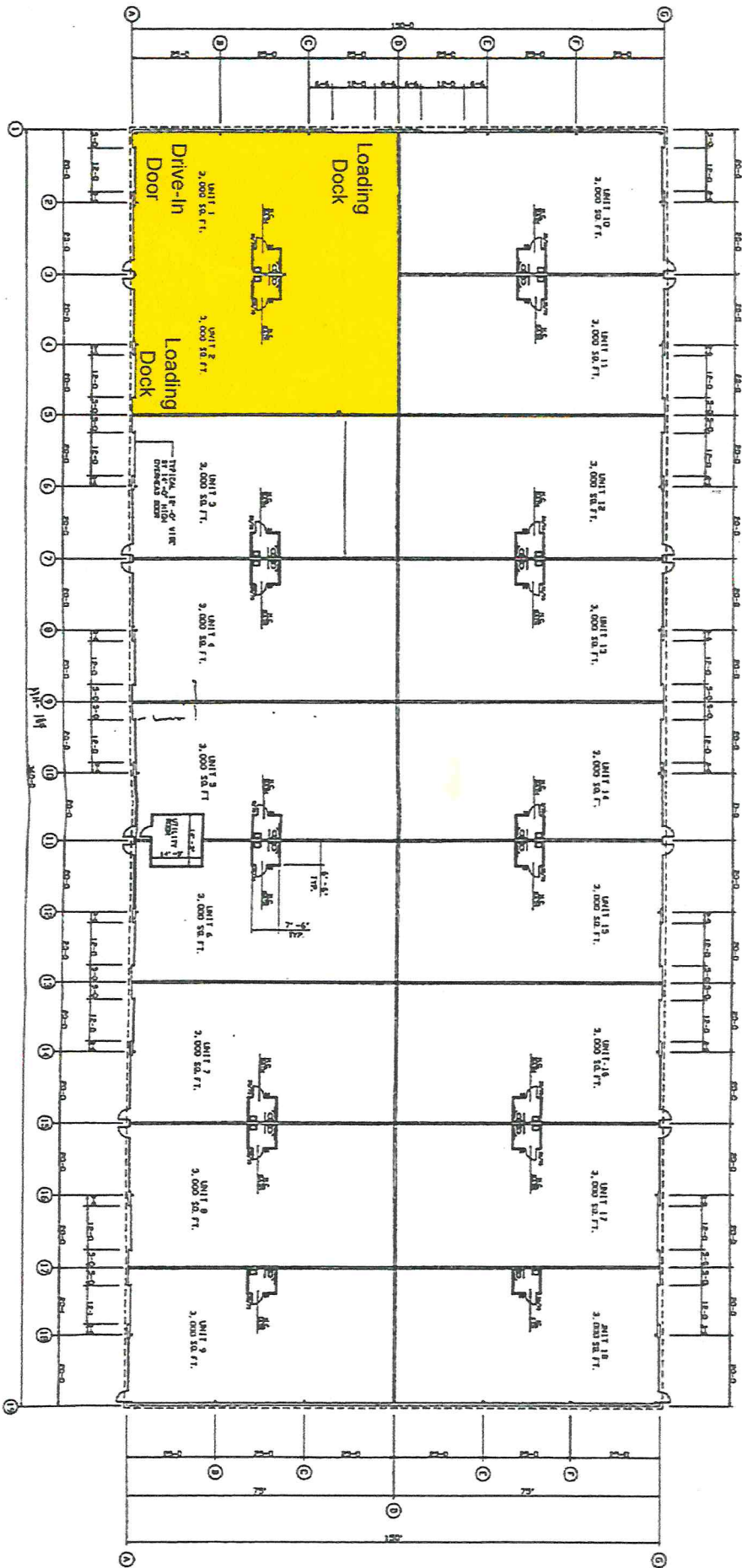


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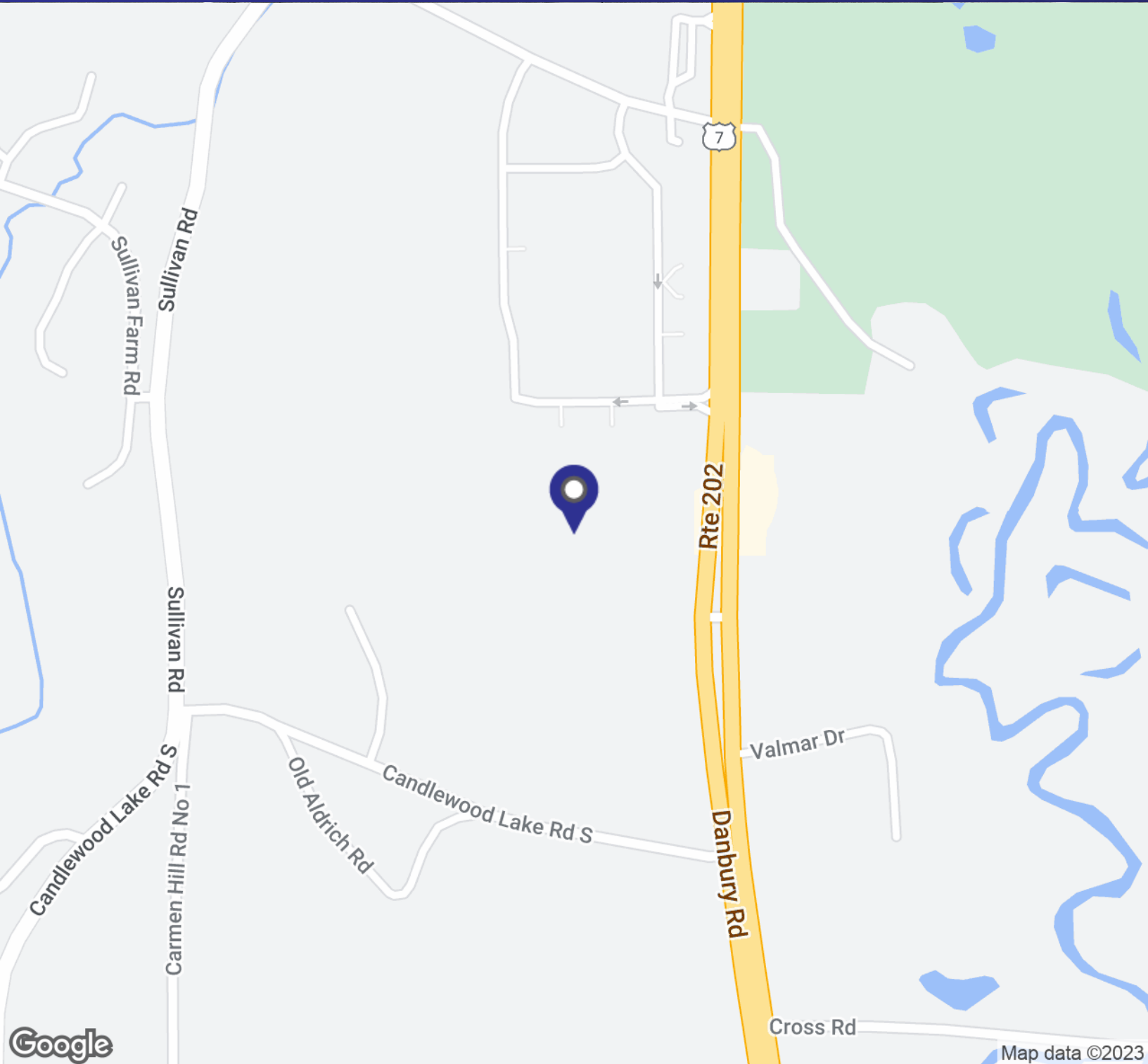
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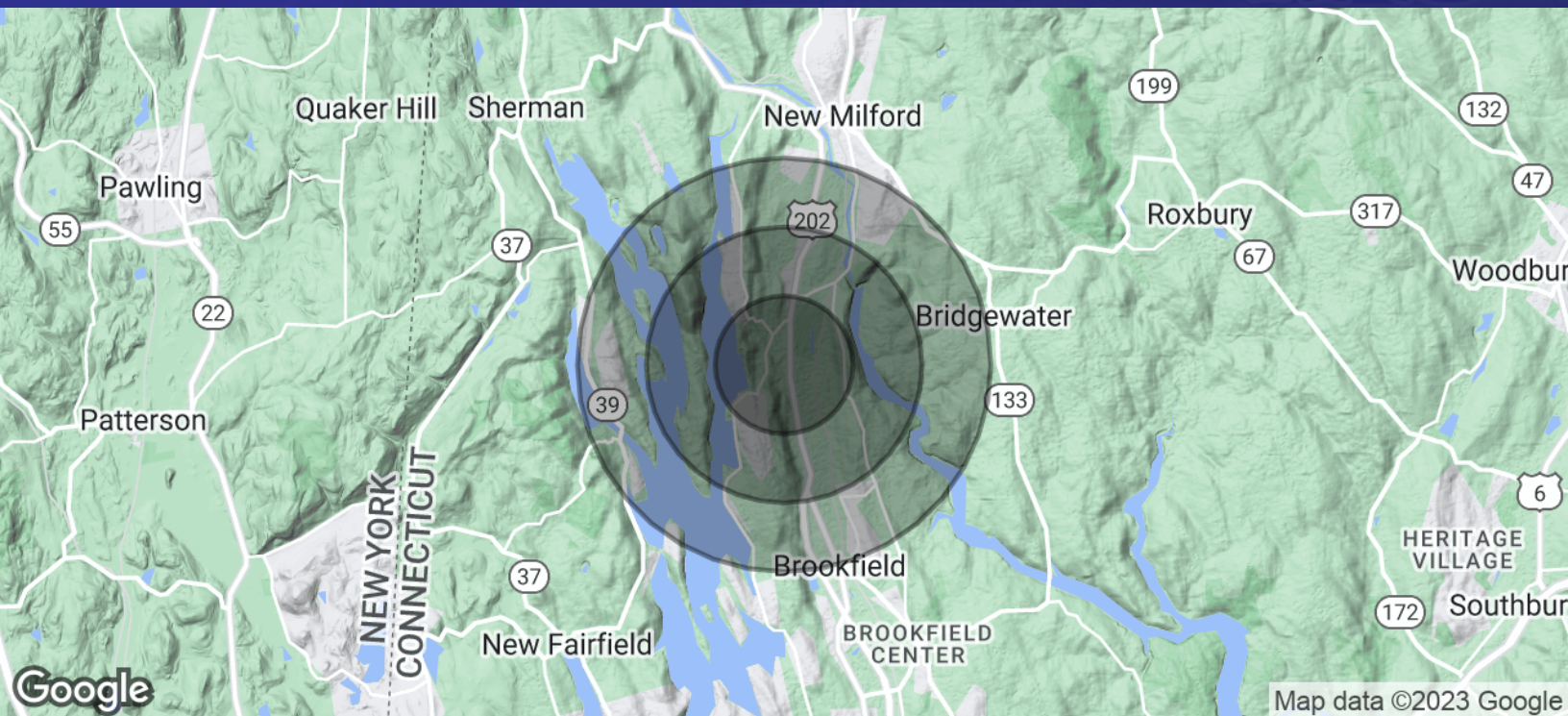
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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,666  | 6,267   | 13,912  |
| Average Age          | 40.2   | 41.5    | 42.9    |
| Average Age (Male)   | 38.6   | 39.9    | 41.2    |
| Average Age (Female) | 44.7   | 43.7    | 43.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 780       | 2,840     | 6,224     |
| # of Persons per HH | 2.1       | 2.2       | 2.2       |
| Average HH Income   | \$121,481 | \$117,157 | \$120,255 |
| Average House Value | \$376,013 | \$345,620 | \$347,468 |

\* Demographic data derived from 2020 ACS - US Census



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