

FOR LEASE // 199 PICKETT DISTRICT RD, NEW MILFORD CT



PROPERTY DESCRIPTION

Brand new storage units in Southern New Milford. Ideal for contractor, car/boat storage or light industrial uses. Sizes vary from 1,200 Ft - 4,800 Ft. Easy access to Route 7 and I84.

PROPERTY HIGHLIGHTS

- 10- 14 Ft Drive in Doors
- 100 amp, Single Phase Power
- Well and Septic
- LED Lighting
- 12 - 16' Ceilings
- Separately Metered for Propane Heat
- Handicap Bath for Each Unit

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	5
Available SF:	1,200 - 4800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	274	982	2,038
Total Population	680	2,378	4,742
Average HH Income	\$87,123	\$96,027	\$98,611



JOE DIMYAN

Broker

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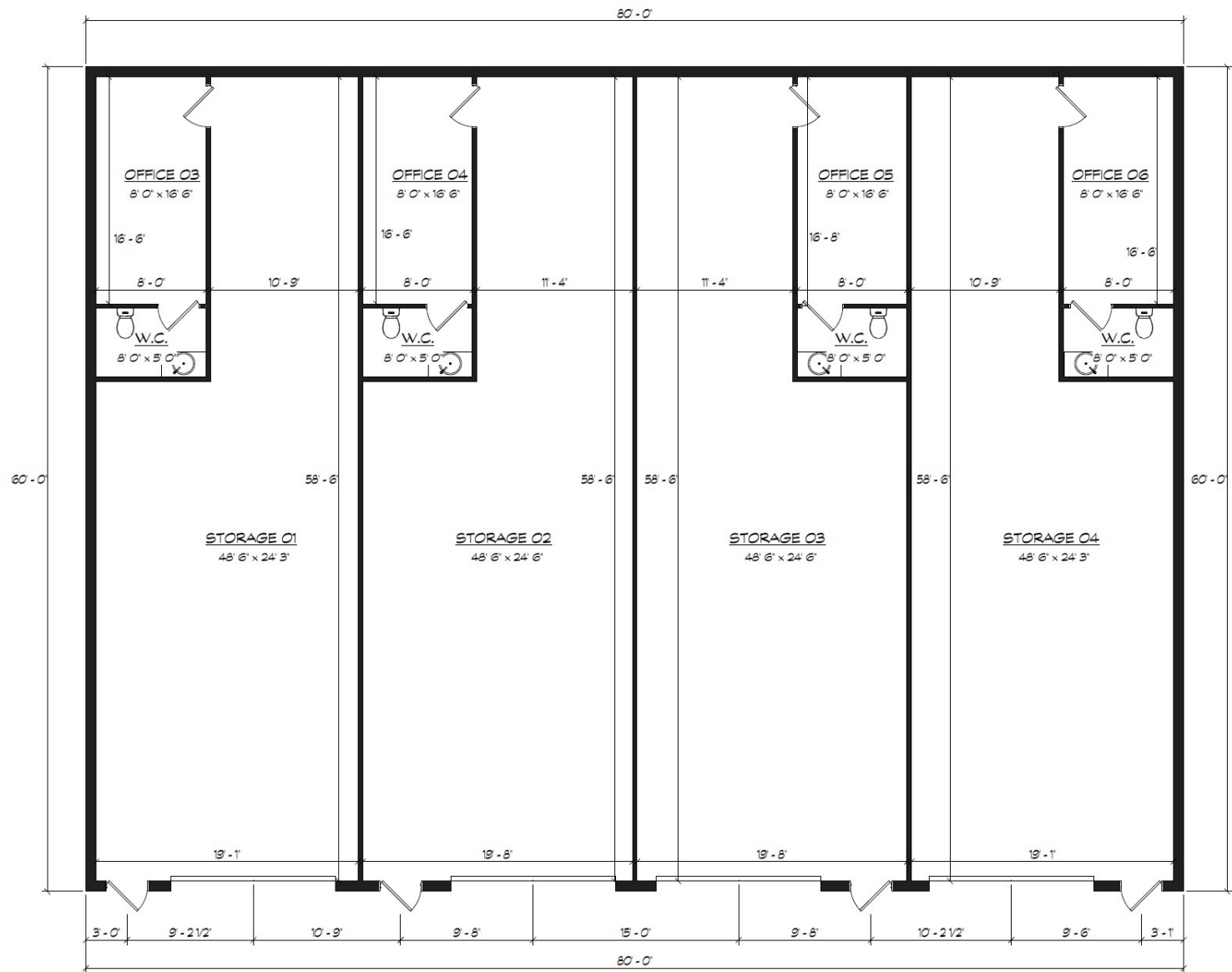


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MAIN FLOOR AREA	
NAME	AREA

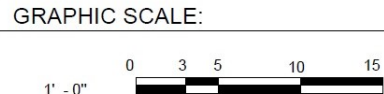
Office 03	132 sf
W.C.	55 sf
Storage 01	932 sf
Office 04	132 sf
W.C.	55 sf
Storage 02	966 sf
Office 05	132 sf
W.C.	55 sf
Storage 03	966 sf
Office 06	132 sf
W.C.	55 sf
Storage 04	934 sf

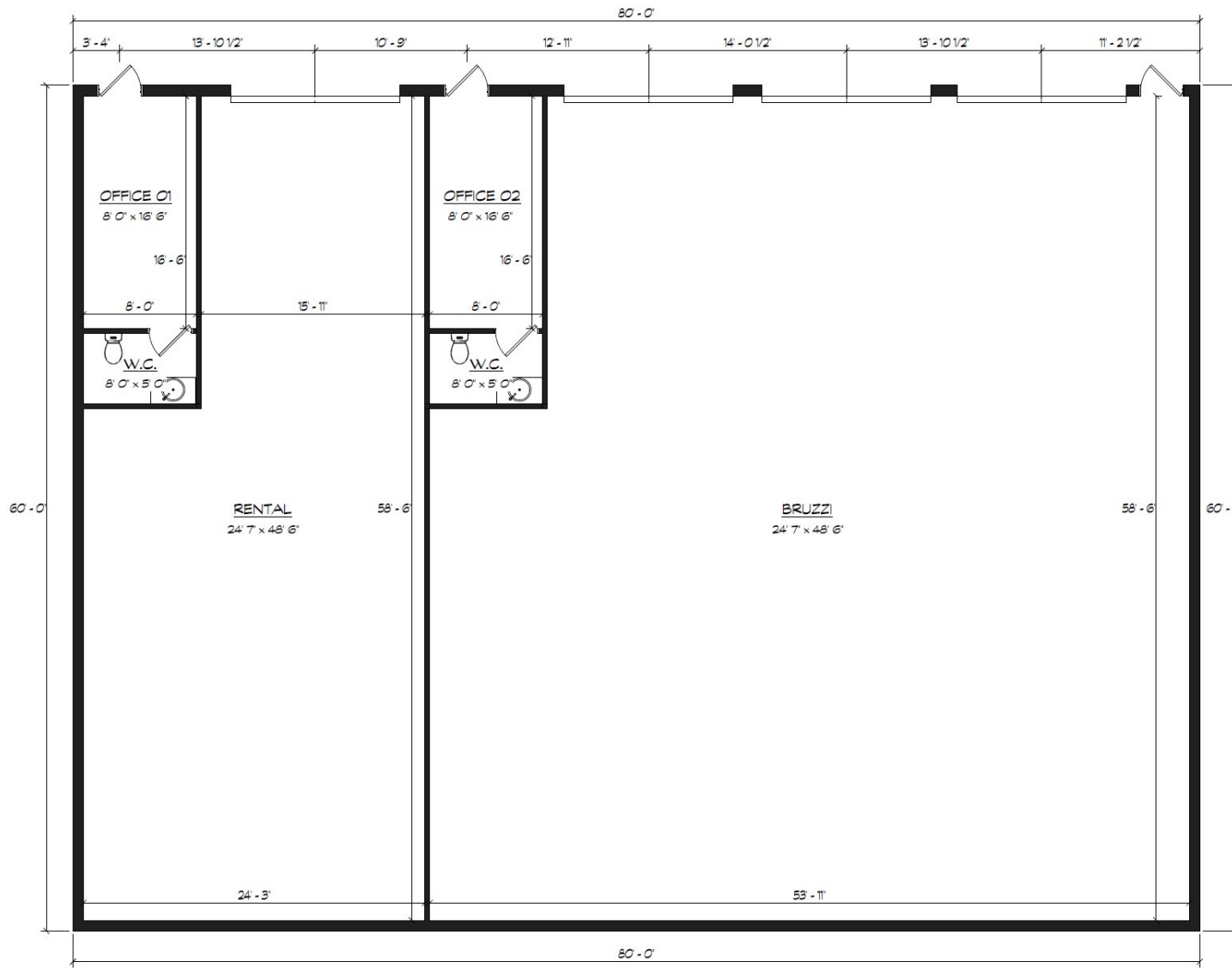
TOTAL FLOOR AREA	
4,800	sf

FLOOR PLAN
PROGRESSIVE PRINT

DRAWN	
APPROVED	
DATE	
SCALE	
REVISIONS	

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Sheet # of #





MAIN FLOOR AREA	
NAME	AREA

Office 01	132 sf
W.C.	40 sf
Rental	1234 sf
Office 02	132 sf
W.C.	40 sf
Bruzzi	2969 sf

TOTAL FLOOR AREA	
4,800	sf

FLOOR PLAN
PROGRESSIVE PRINT

DRAWN	
APPROVED	
DATE	
SCALE	

REVISIONS

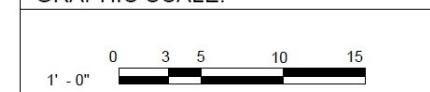
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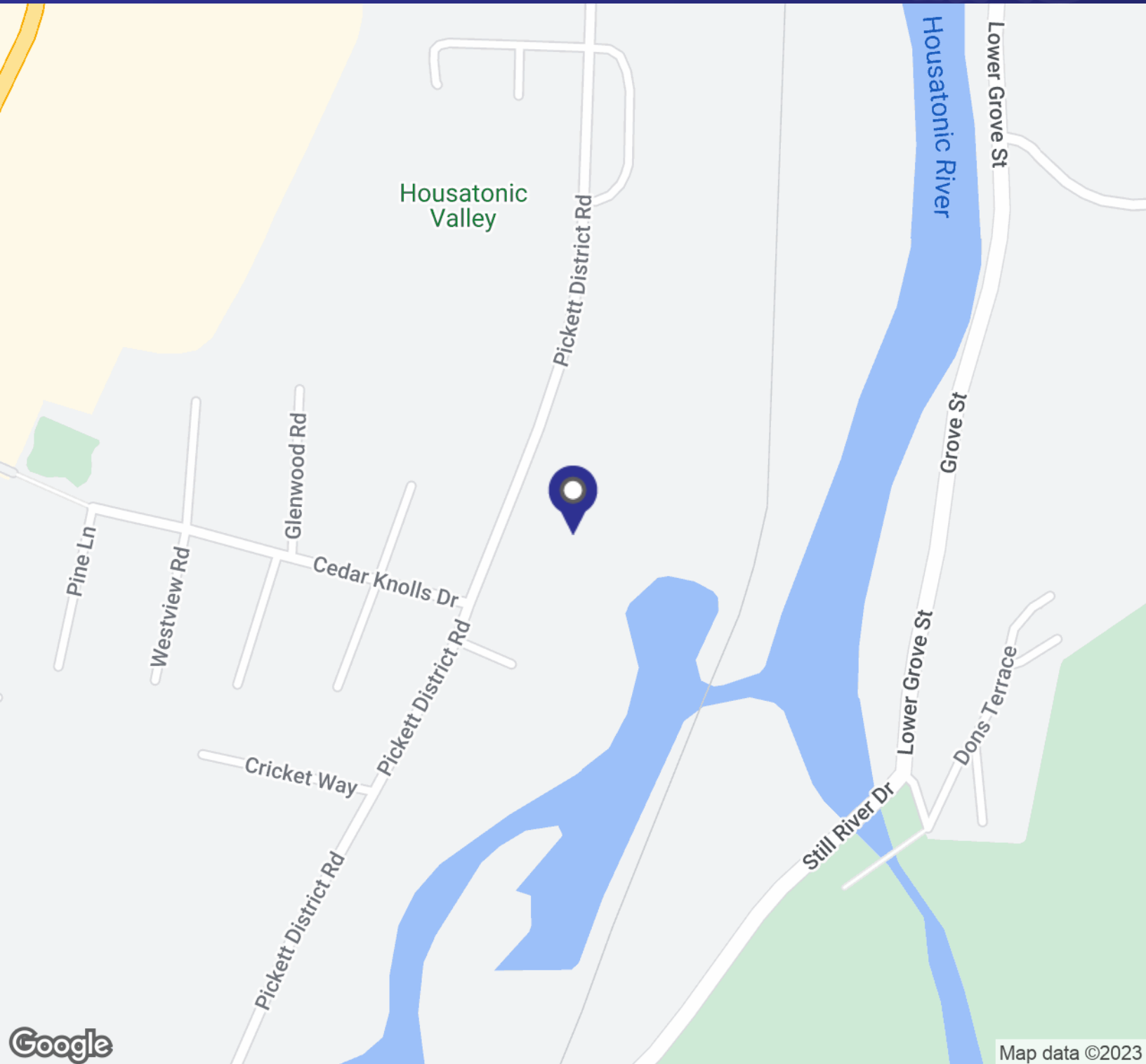
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1 PRELIMINARY FLOOR PLAN
SM01645 - Bruzzi Real Estate
Rev Date: July 6th 2021

GRAPHIC SCALE:



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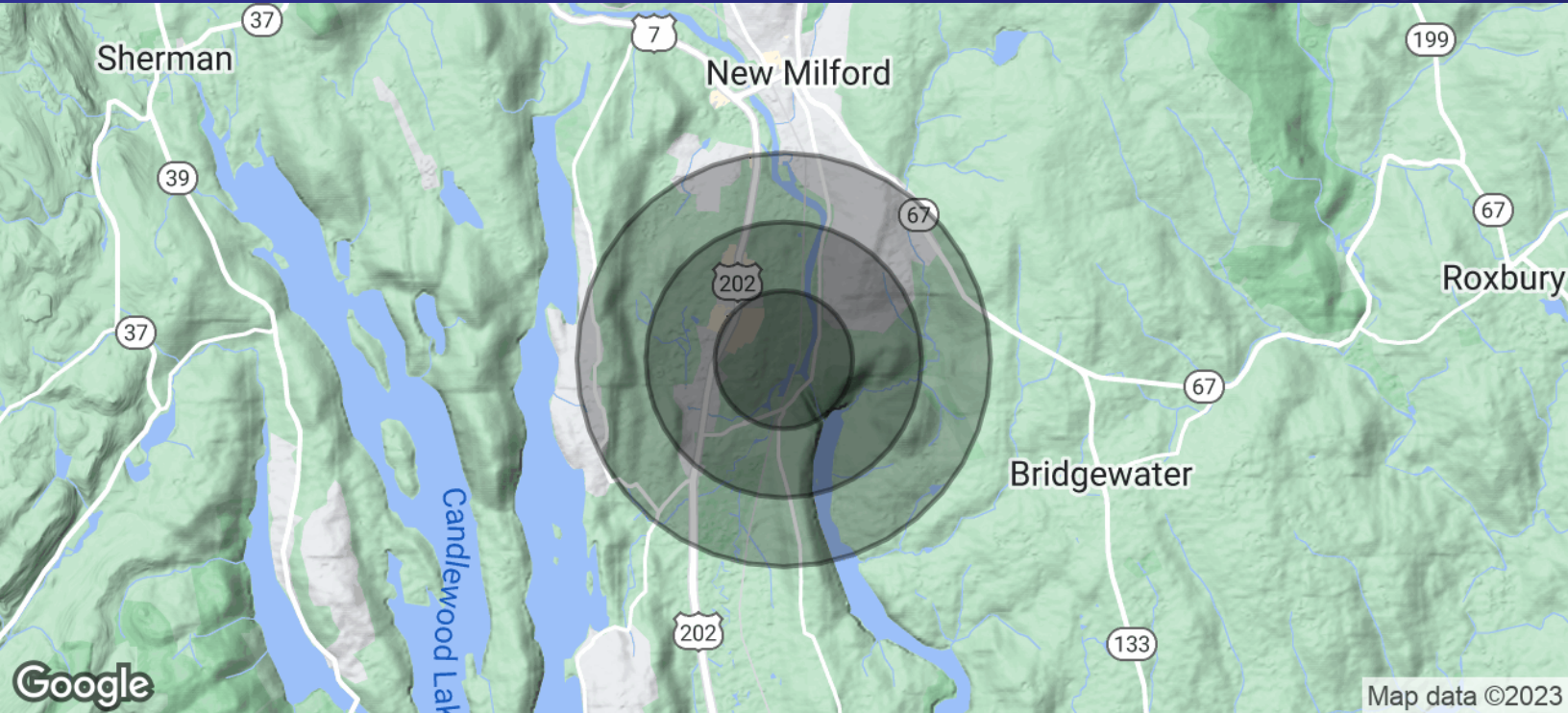
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	680	2,378	4,742
Average Age	39.2	39.9	40.2
Average Age (Male)	33.1	36.6	37.8
Average Age (Female)	40.4	39.6	40.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	274	982	2,038
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$87,123	\$96,027	\$98,611
Average House Value	\$250,224	\$263,312	\$273,053

* Demographic data derived from 2020 ACS - US Census



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