

FOR LEASE // WAREHOUSE SPACE (NEW CONSTRUCTION)



**PROPERTY DESCRIPTION**

NEW CONSTRUCTION! Ideal space for warehouse, distribution, assembly, R&D or light manufacturing. Units are clear span, have 200 Amp, 3 Phase Power, with 14ft drive in doors. Great Southern New Milford location on Rt. 7 with easy access to I-84! Available sizes range from 1,810 Sq Ft to 5,500 Sq Ft.

**PROPERTY HIGHLIGHTS**

- Construction: Metal with Glass Front
- Zoning: IC
- Electrical: 200 Amp, 3 Phase Each Unit
- Ceiling Height: +/- 18-20 Ft
- Three 12X14 Drive in Doors
- Propane Heat
- Rough Plumbing for Bath in Place
- City Water, Sewer and Propane
- AC in Office

**370 DANBURY ROAD, NEW MILFORD**

Starting Rate:	\$2,700 Per Month (Per Unit) + Util.
# of Units:	1-3
Available SF:	1,810- 5,500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	187	808	1,689
Total Population	423	1,736	3,655
Average HH Income	\$124,371	\$116,059	\$113,405



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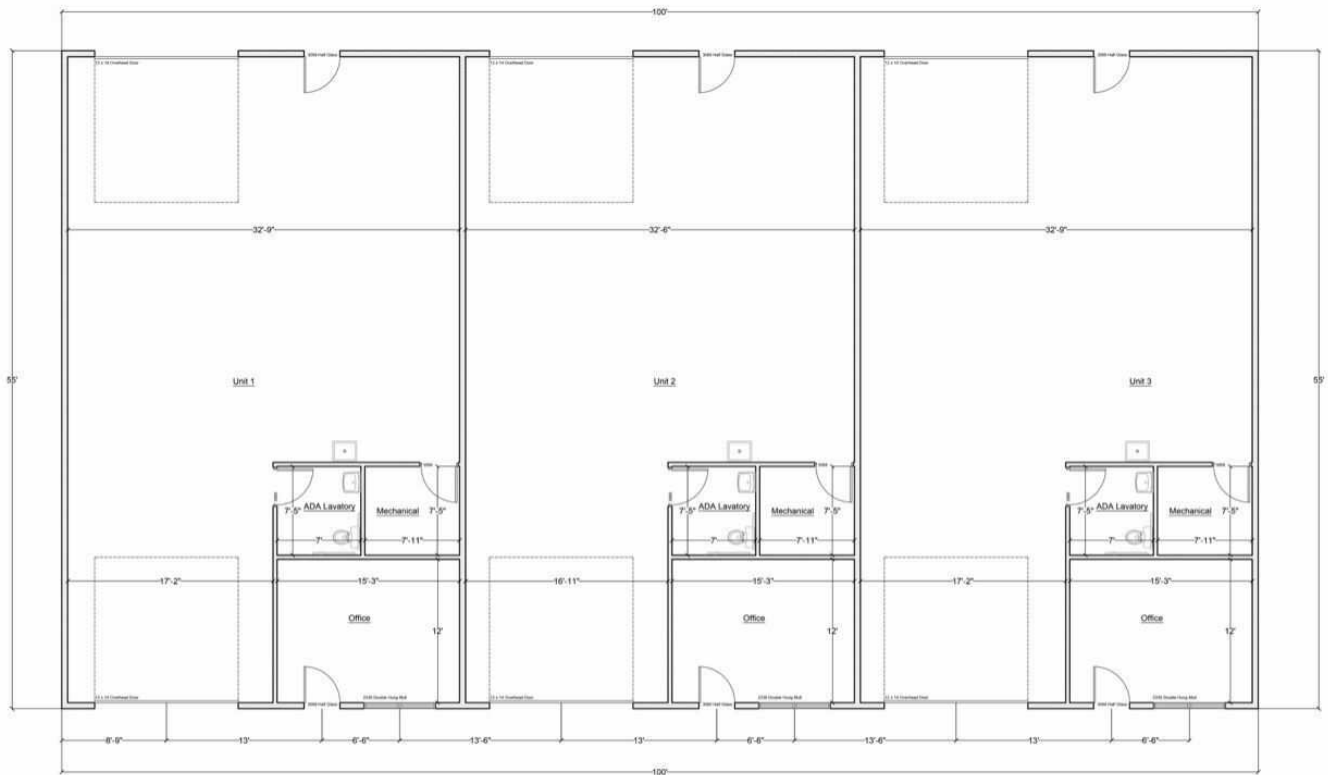
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Drawing Title	Scale	<p><b>DPS</b> DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT 0861506-4268</p>
<p><b>FIRST FLOOR PLAN</b> 5,500 SQFT</p>	<p><math>\frac{3}{4}'' = 1' - 0''</math></p>	
<p>DPS_CLIENTS_370 DANBURY ROAD LLC_NEW MILFORD_DANBURY ROAD</p>		<p>Project Number 2022-41</p>

SHEET A.3



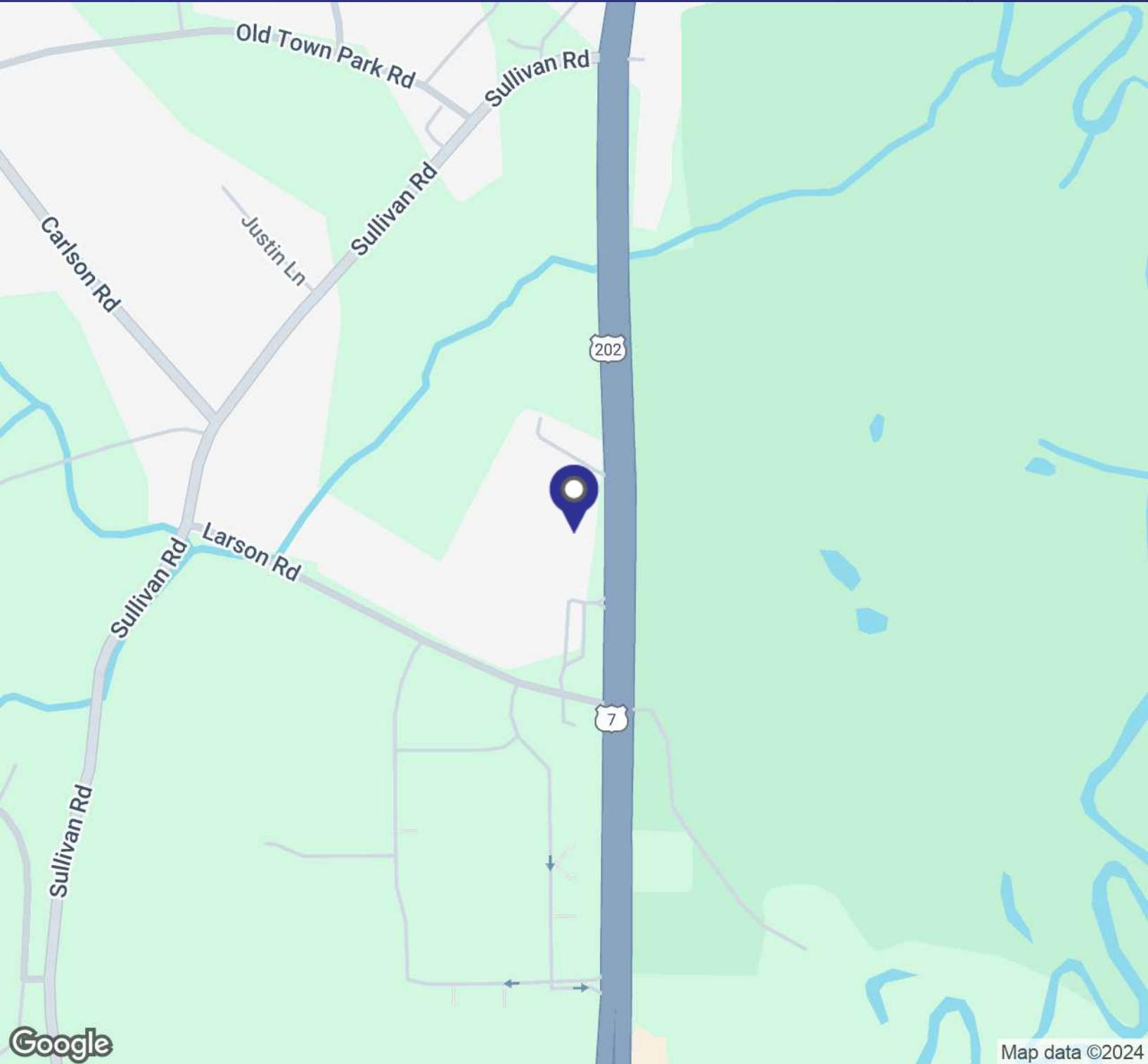
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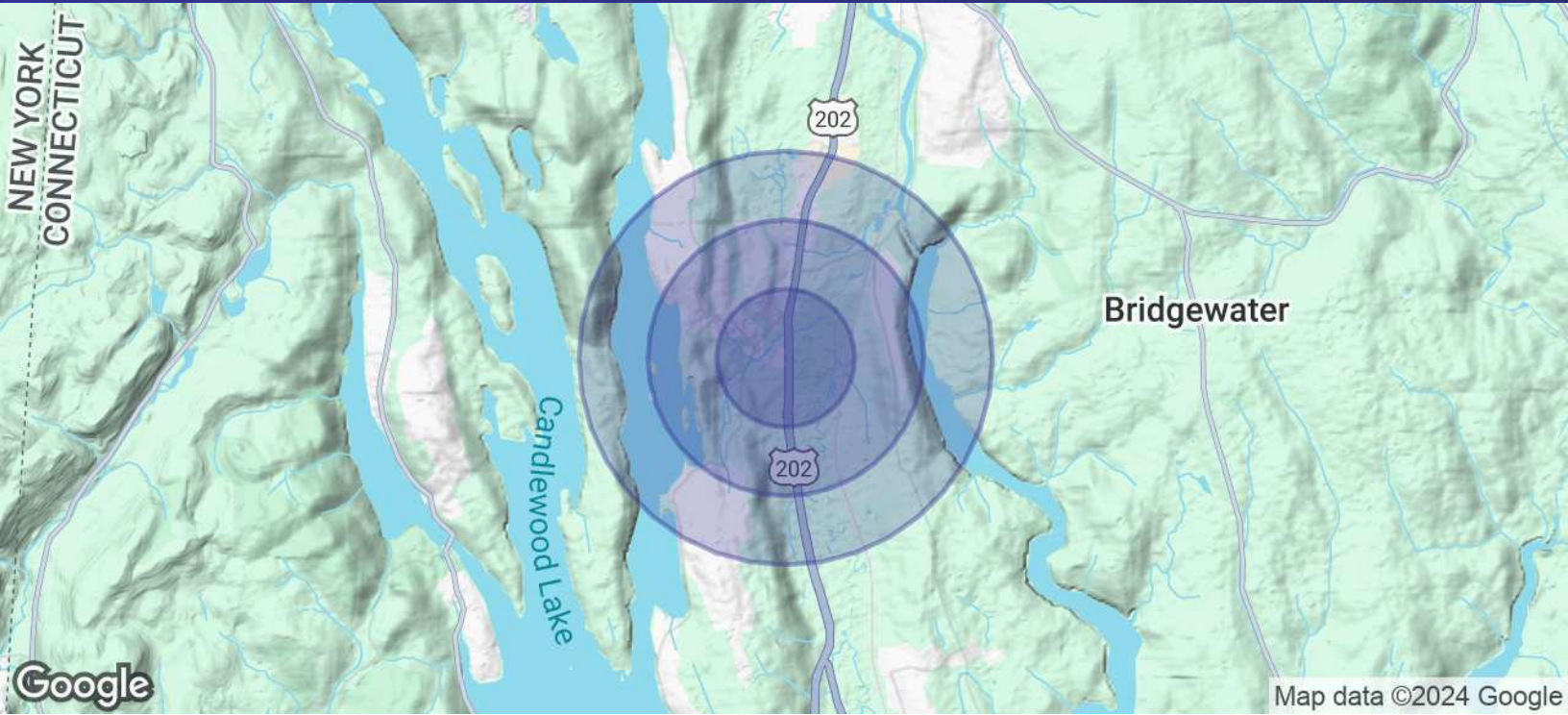
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	423	1,736	3,655
Average Age	40.5	40.2	40.6
Average Age (Male)	39.3	38.2	38.8
Average Age (Female)	43.5	45.0	44.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	187	808	1,689
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$124,371	\$116,059	\$113,405
Average House Value	\$371,905	\$344,713	\$334,785

2020 American Community Survey (ACS)



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