

**FOR SALE/LEASE // 458 DANBURY RD, UNIT A9/A10, NEW MILFORD, CT**



**PROPERTY DESCRIPTION**

Immaculate 6,428 sq. ft. end unit in a prime Southern New Milford location, recently renovated with new epoxy flooring, Class A offices, updated bathrooms, and a modern kitchen. This versatile space is ideal for warehouse, distribution, assembly, manufacturing, laboratory, or office use. Flexible leasing options are available, offering 1,000–3,500 sq. ft. of warehouse space and up to 3,000 sq. ft. of office space to suit various business needs. Additionally, Units A9/A10 are also available for sale at \$1,225,000.

**OFFERING SUMMARY**

Lease Rate:	A9 Open Bay- \$2,900.00/month + utils
	A10 Open Bay- \$1,500/month+ utils
	A10 Office - \$11.95 NNN Units A9/A10- \$11.95 NNN
Available SF:	A9 Open Bay - 2,500 SF
	A10 Open Bay - 1,000 SF
	A10 Office - 3,000 SF Units A9/A10 - 6,428 SF
Sale Option - Units A9/A10 (6,428 SF):	\$1,225,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	226	737
Total Population	171	562	1,878
Average HH Income	\$144,930	\$144,881	\$147,625



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**PROPERTY HIGHLIGHTS**

- Zone: IC
- Construction: Split Block and Metal with Glass Front
- Year Built: 2005
- Utilities: Septic (Soon to be Sewer), United Water and Yankee Gas
- Electrical: 200 AMP, 3 Phase Per Unit
- Heating/Cooling: Gas Heat and Fully A/C in Warehouse + Office
- Plumbing: 4 Baths and Kitchen
- Ceiling Height: 24 ft.
- Loading: Two 14' Drive-In Doors



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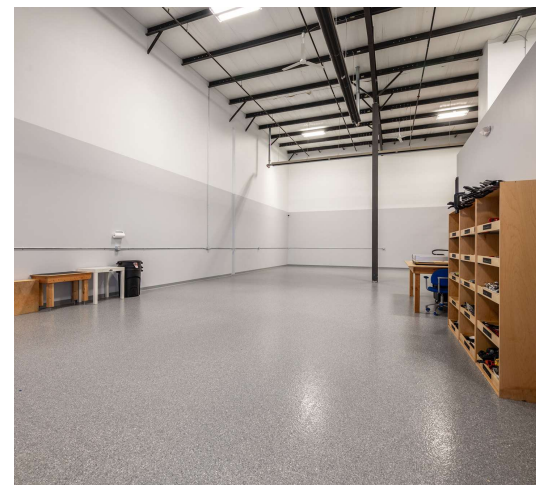
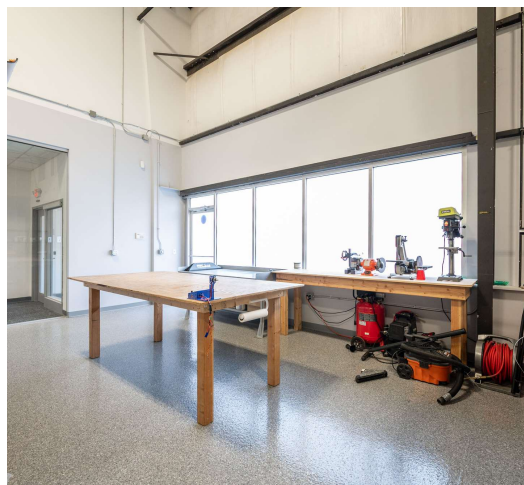
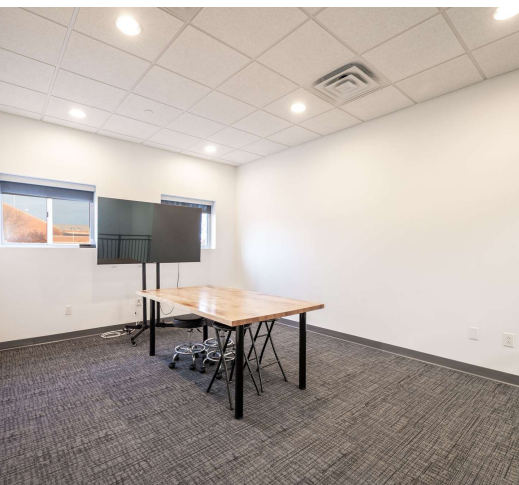
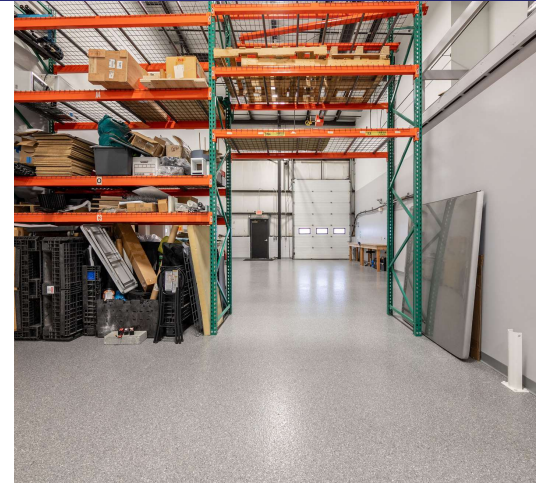
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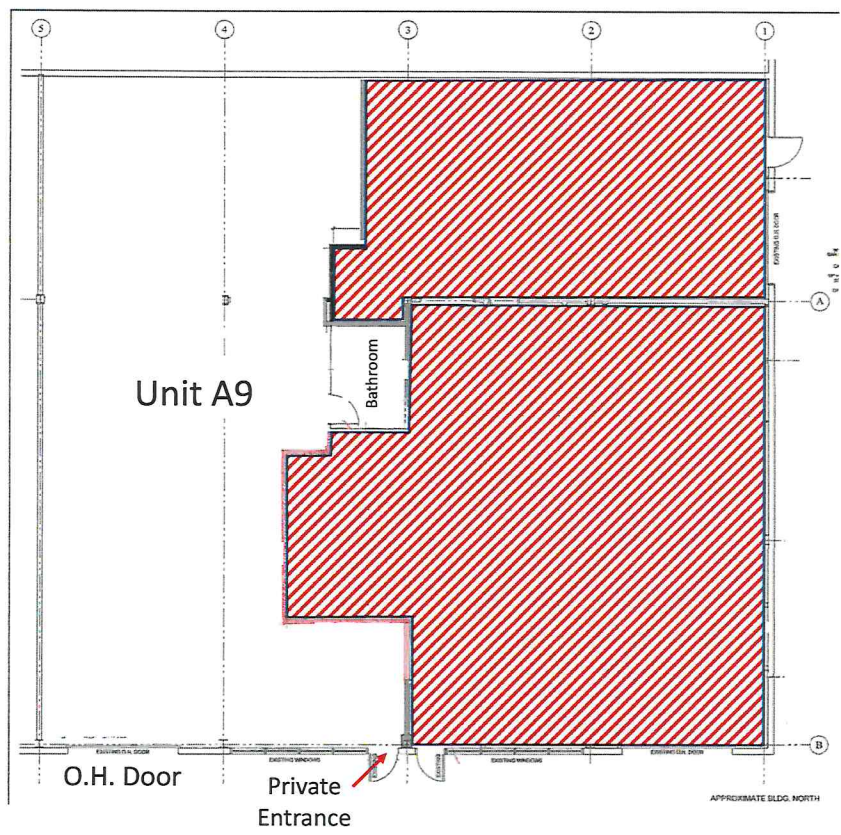
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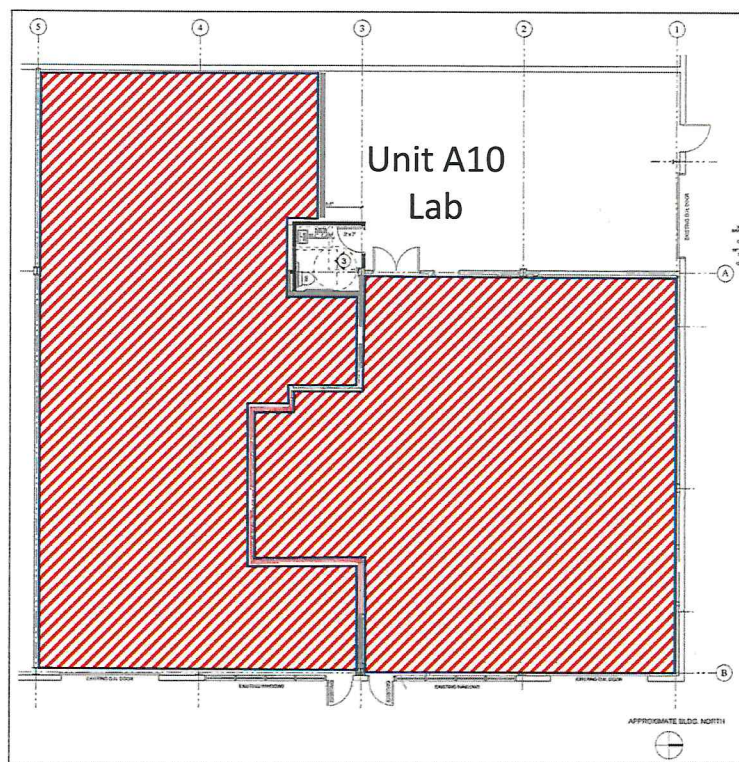


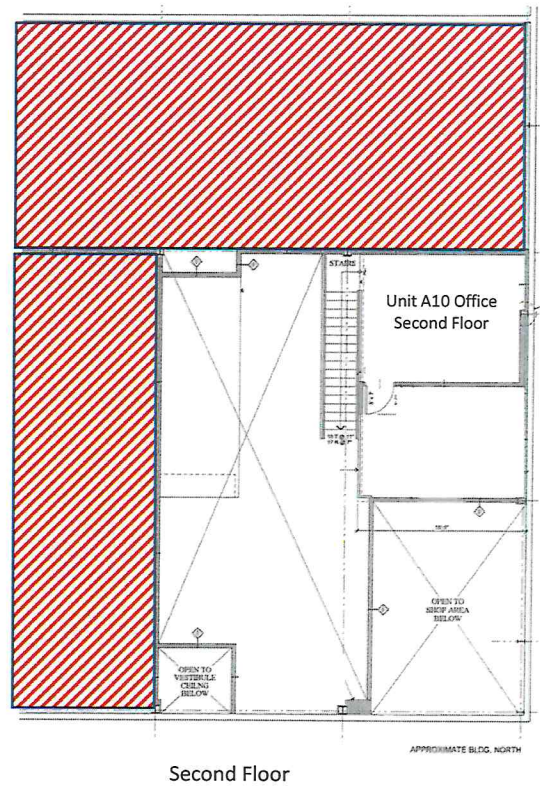
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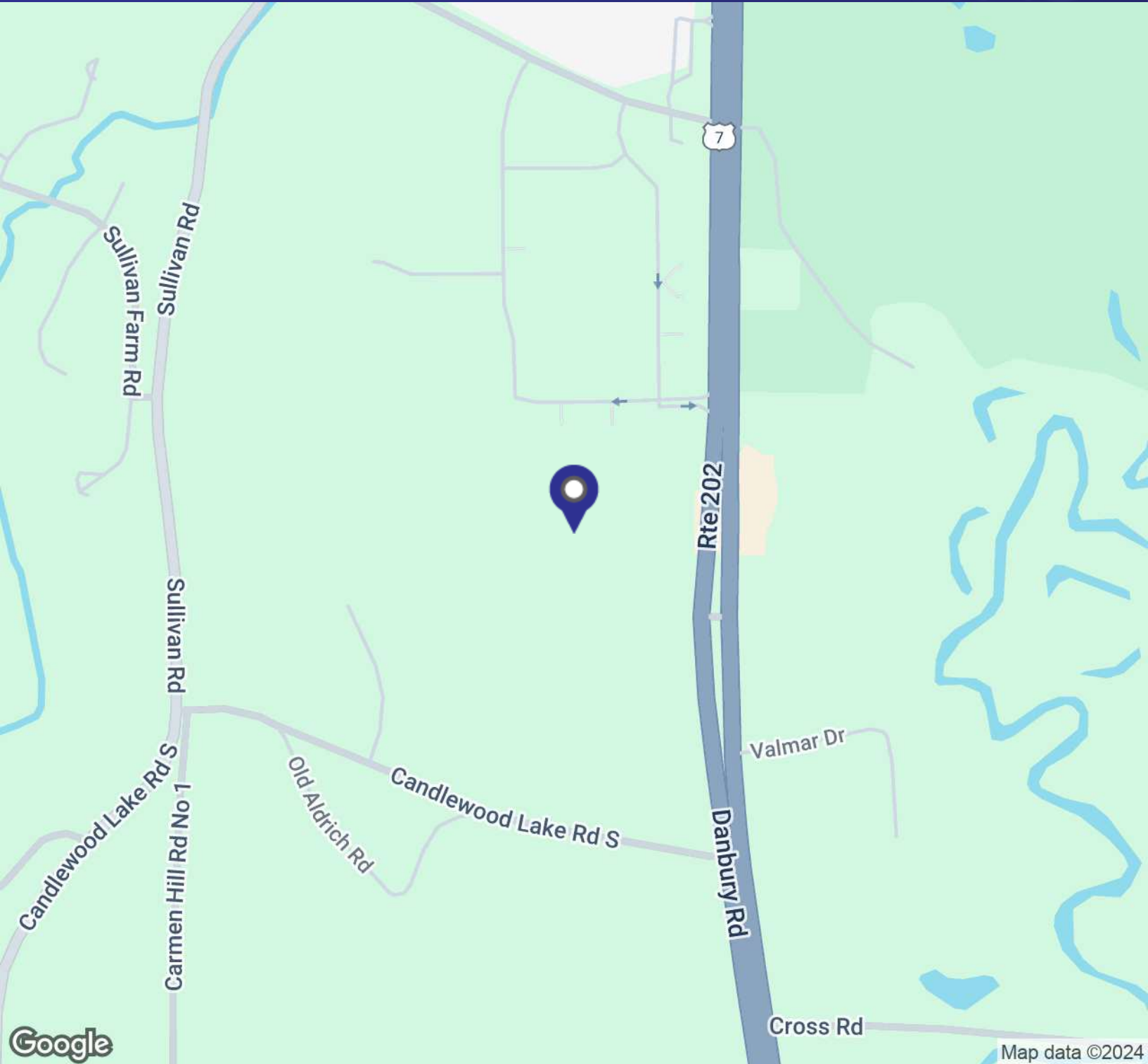
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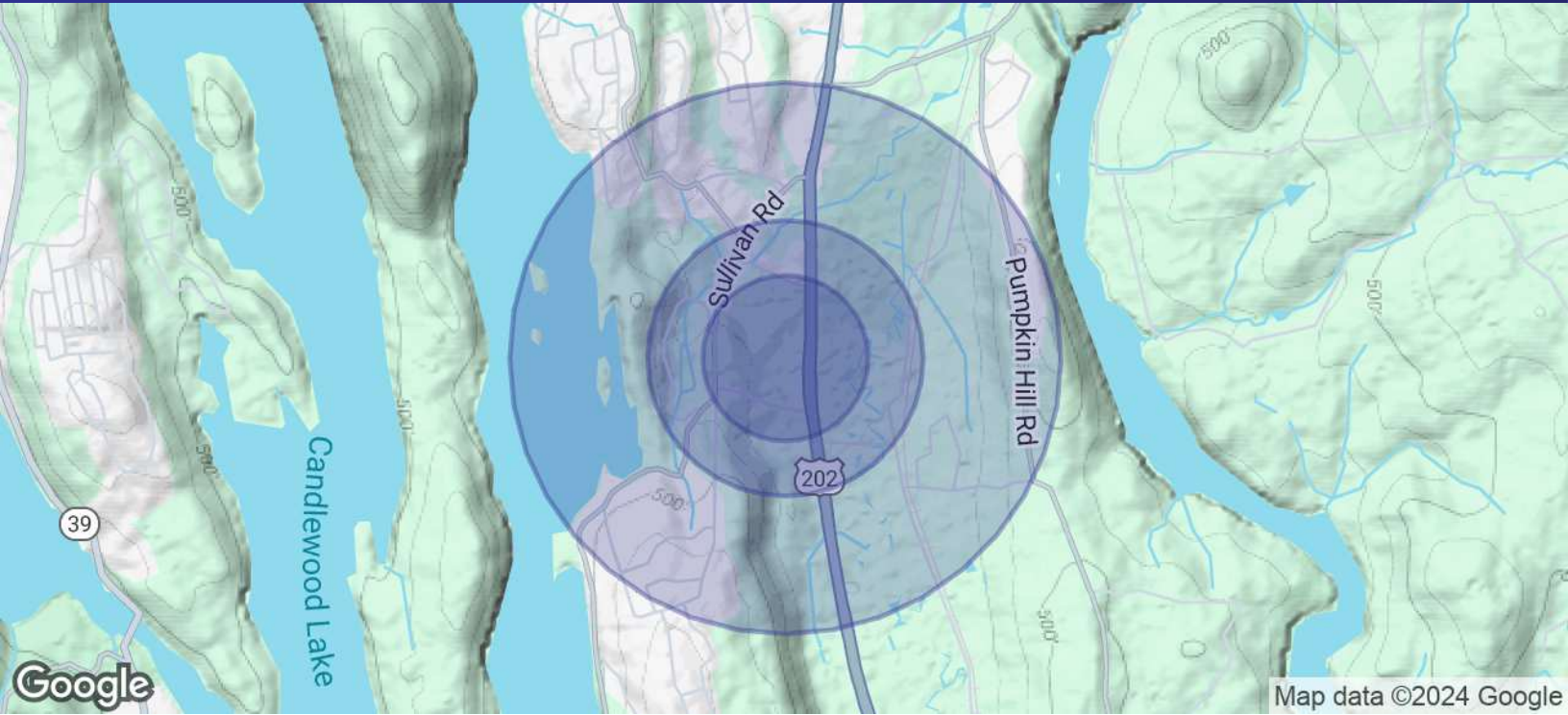
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	171	562	1,878
Average Age	45	45	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	226	737
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$144,930	\$144,881	\$147,625
Average House Value	\$537,751	\$564,847	\$528,303

Demographics data derived from AlphaMap



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