

FOR SALE // INDUSTRIAL CONDOS // 36 APPLE RIDGE ROAD, DANBURY CT



PROPERTY DESCRIPTION

Newly renovated industrial condos on the West Side of Danbury! Rare opportunity to own high bay industrial/warehouse with 22' ceilings, Drive in doors, ample power, full AC / Heat and LED lighting. Unit 2 has 3 loading docks. Units can be sold individually or together! This property has tons of parking in an ideal location minutes away from I-84 and 684.

PROPERTY HIGHLIGHTS

- IL40 Zone
- 22' Ceilings
- 3 Loading Docks
- Ample Parking
- City Water Sewer and Gas
- Full AC / Heat
- Drive in Doors can be Added
- Office Can be Left in Place
- Build to Suit Possible

OFFERING SUMMARY

Sale Price:	Call for Pricing
Available Size:	4,550 -32,810 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	8 MILES
Total Households	2,233	23,945	68,142
Total Population	5,679	66,302	184,897
Average HH Income	\$137,334	\$116,423	\$150,895



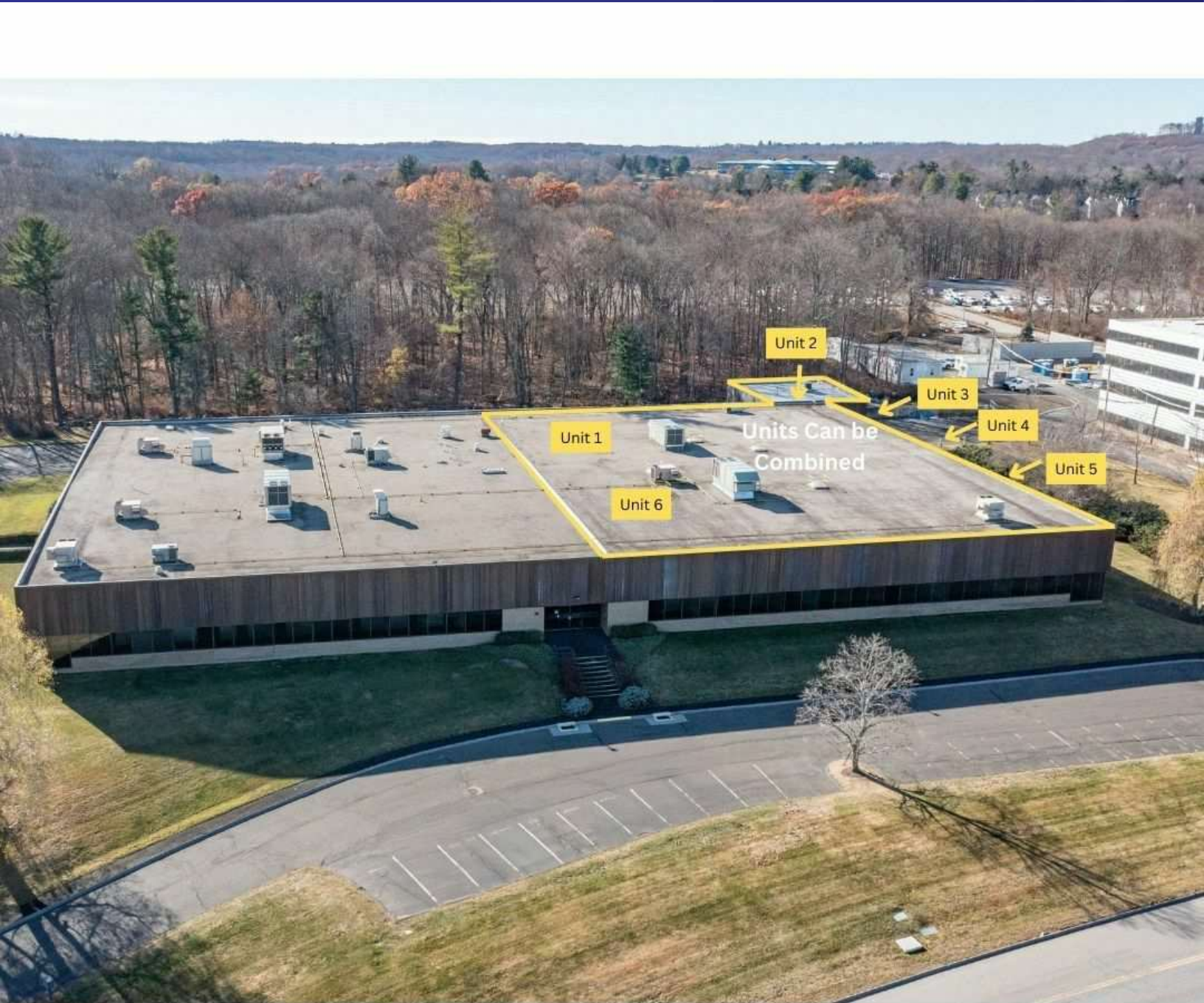
JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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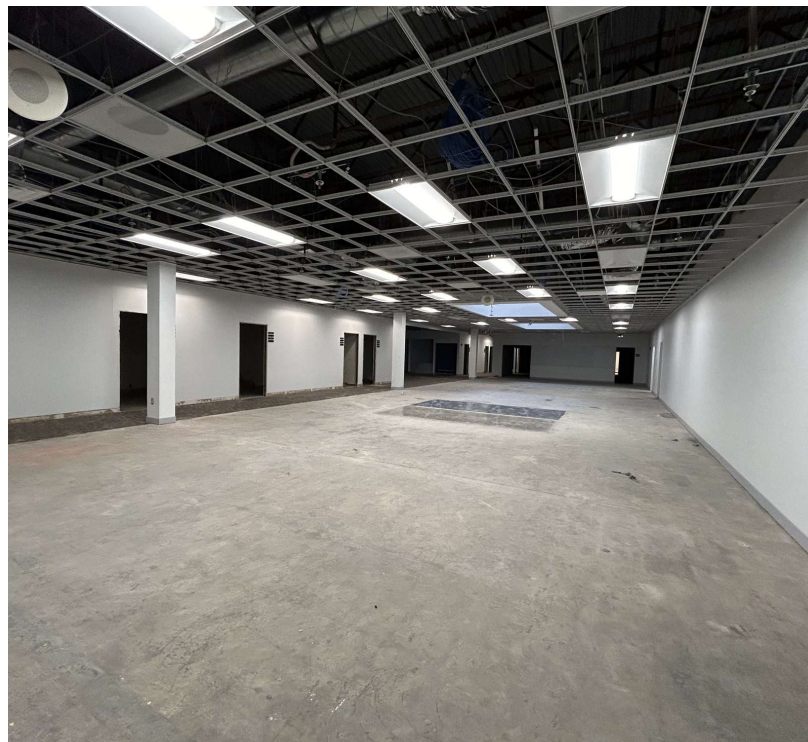
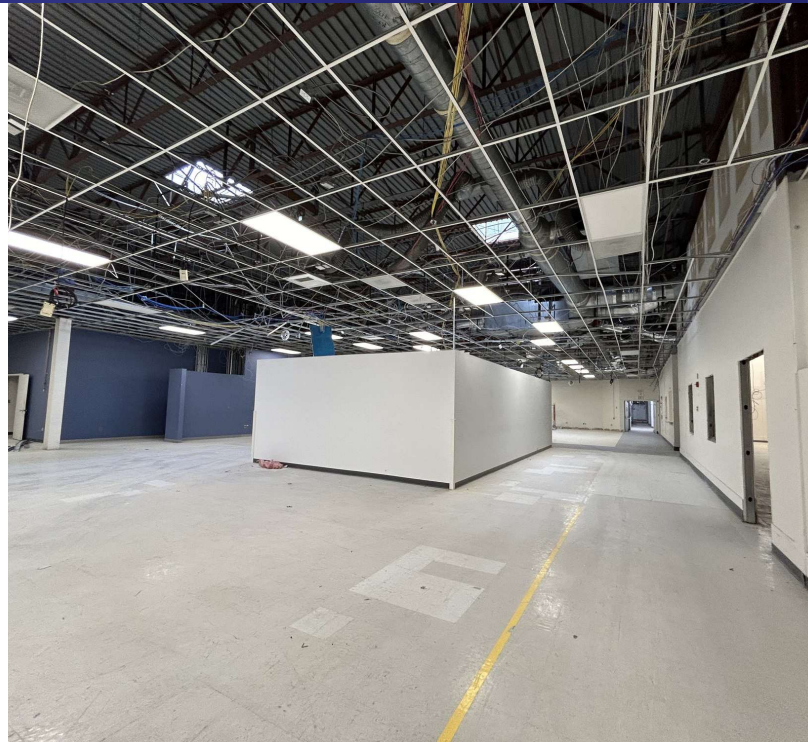
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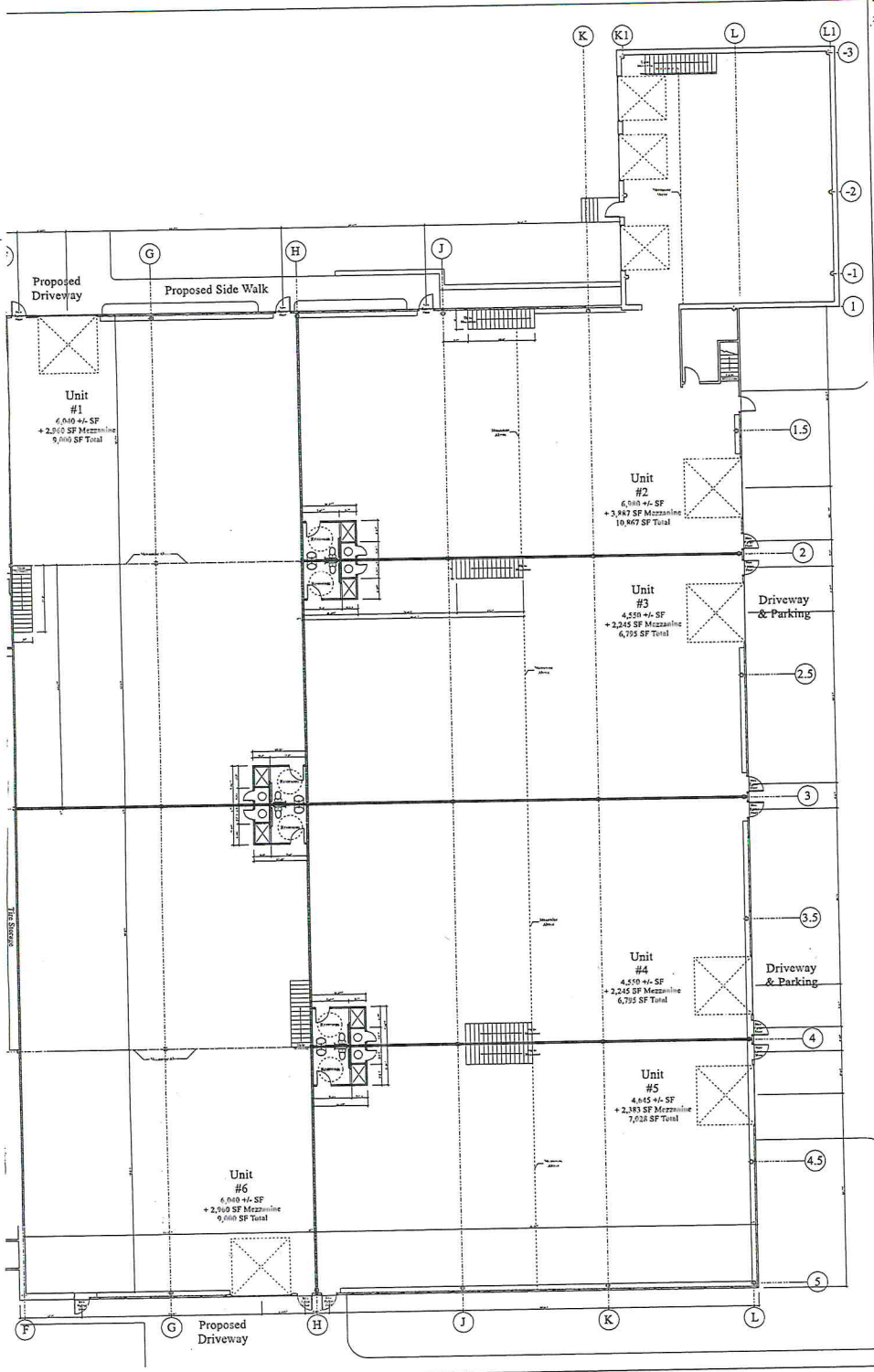


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36 Apple Ridge
Danbury, Connecticut

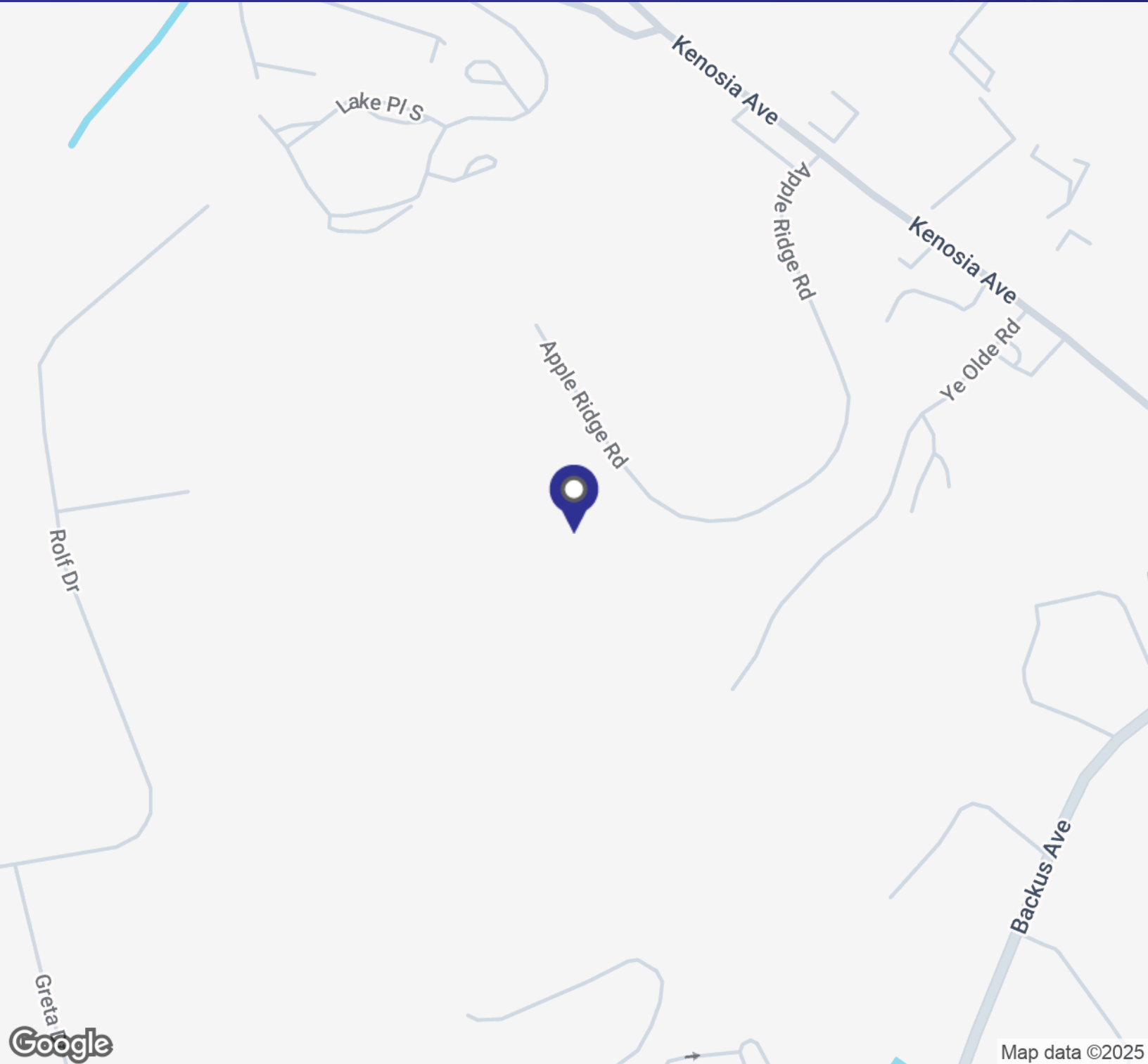
**Nehring + Associates
Architecture, LLC**
152 Deer Hill Avenue
Suite 304
Danbury, CT
06810

Financing Set

36 Apple Ridge
Danbury, Connecticut

Proposed 1st Floor Plan	
Scale: 1/8" = 1'-0"	
(All in Feet & Inches)	
Drawn by:	DATE:
Checked by:	DATE:
Scale:	DATE:
A-102	
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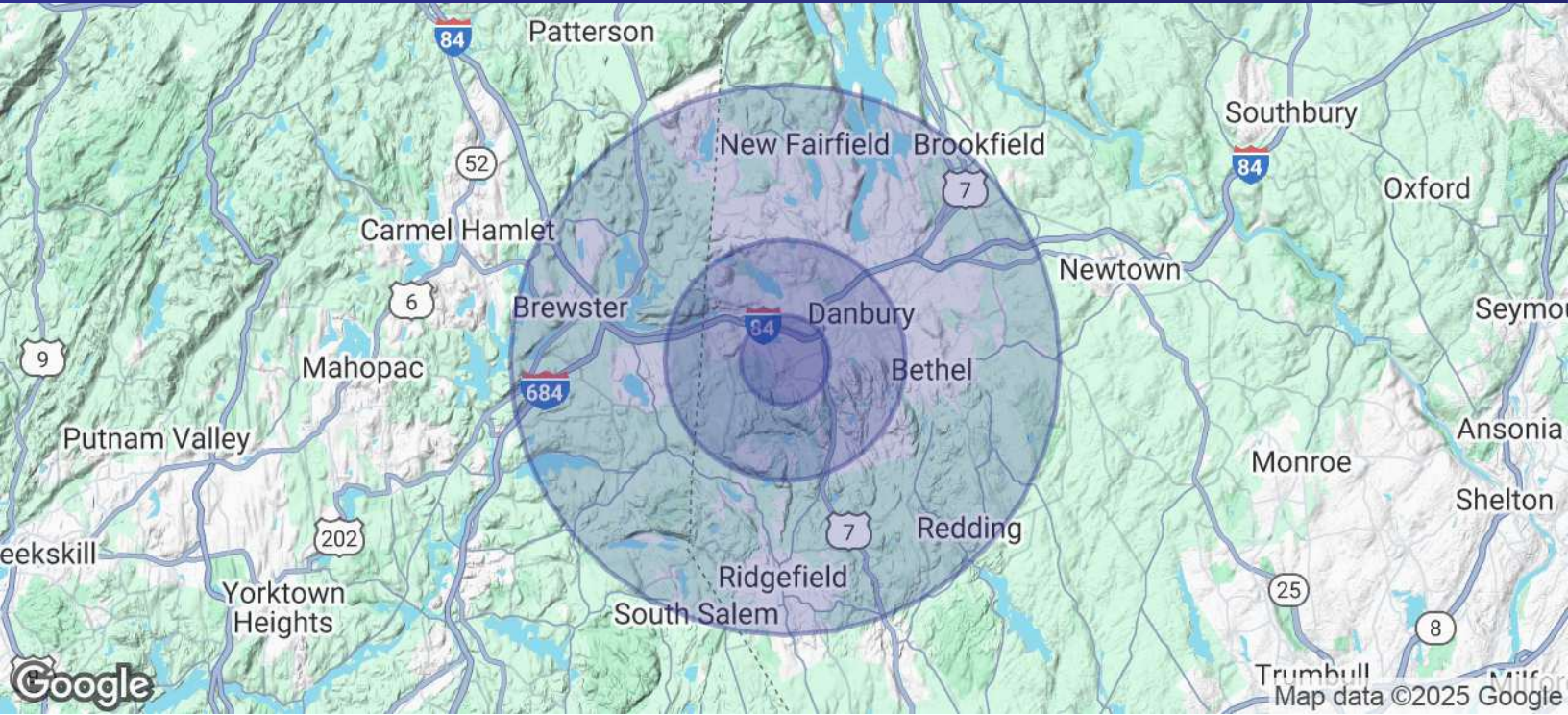
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POPULATION	1.3 MILES	3.5 MILES	8 MILES
Total Population	5,679	66,302	184,897
Average Age	43	40	42
Average Age (Male)	42	39	41
Average Age (Female)	44	40	43

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	8 MILES
Total Households	2,233	23,945	68,142
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$137,334	\$116,423	\$150,895
Average House Value	\$506,107	\$438,766	\$525,259

Demographics data derived from AlphaMap



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