

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

PROPERTY DESCRIPTION

Price Reduction! Newley renovated industrial condo 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 has 3 loading docks and potential for multiple drive in doors. This property has tons of parking with an additional 75 more being paved! This property is 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
- Build to Suit Possible

OFFERING SUMMARY

| | |
|-----------------|--------------|
| Sale Price: | \$4,759,000 |
| Available Size: | 32,810 Sq Ft |

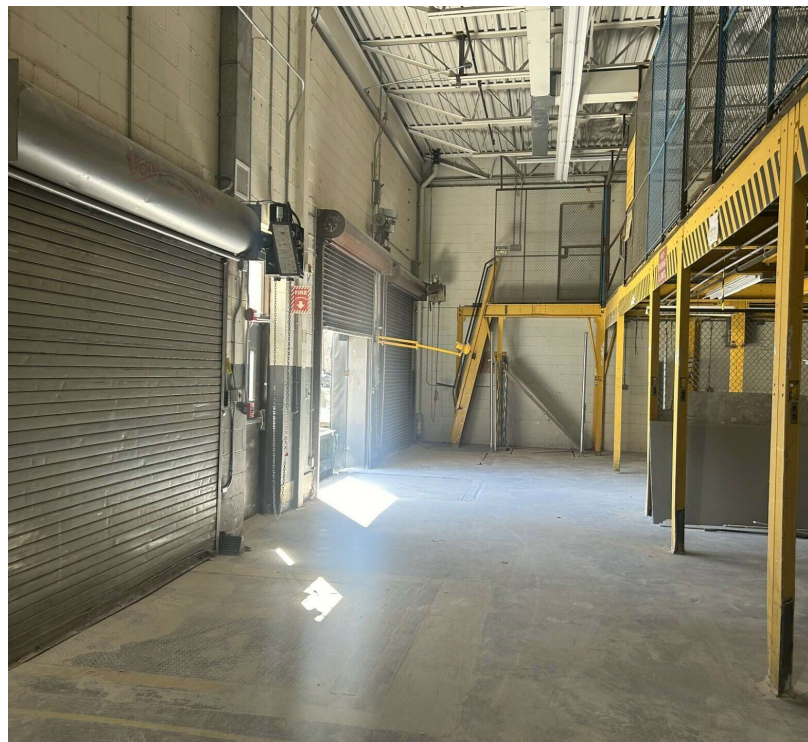
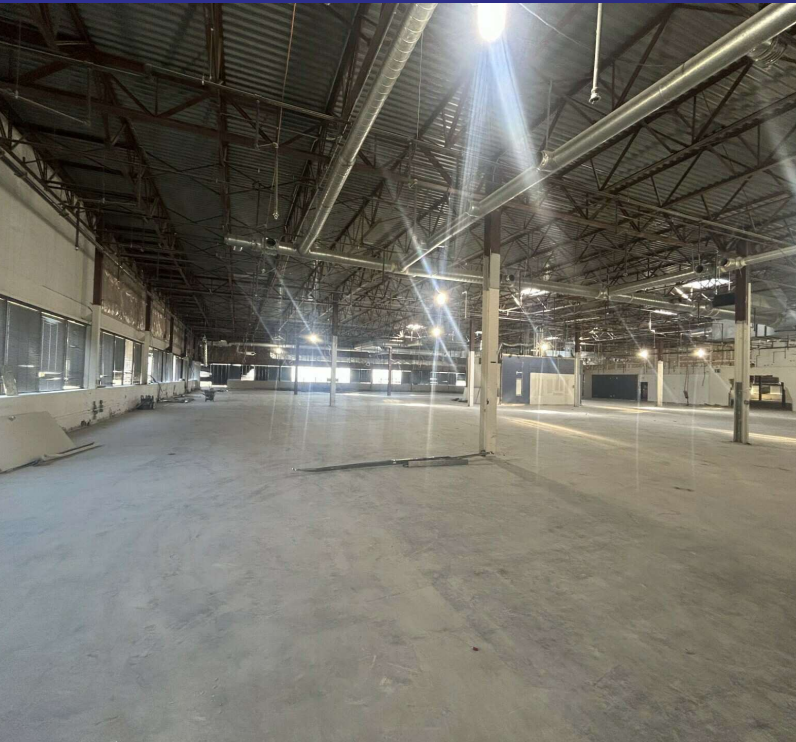
| DEMOGRAPHICS | 1.3 MILES | 3.5 MILES | 8 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,233 | 23,945 | 68,142 |
| Total Population | 5,679 | 66,302 | 184,897 |
| Average HH Income | \$137,334 | \$116,423 | \$150,895 |


JOE DIMYAN
Broker

203.313.3920

jdimyan@towercorp.com

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



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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

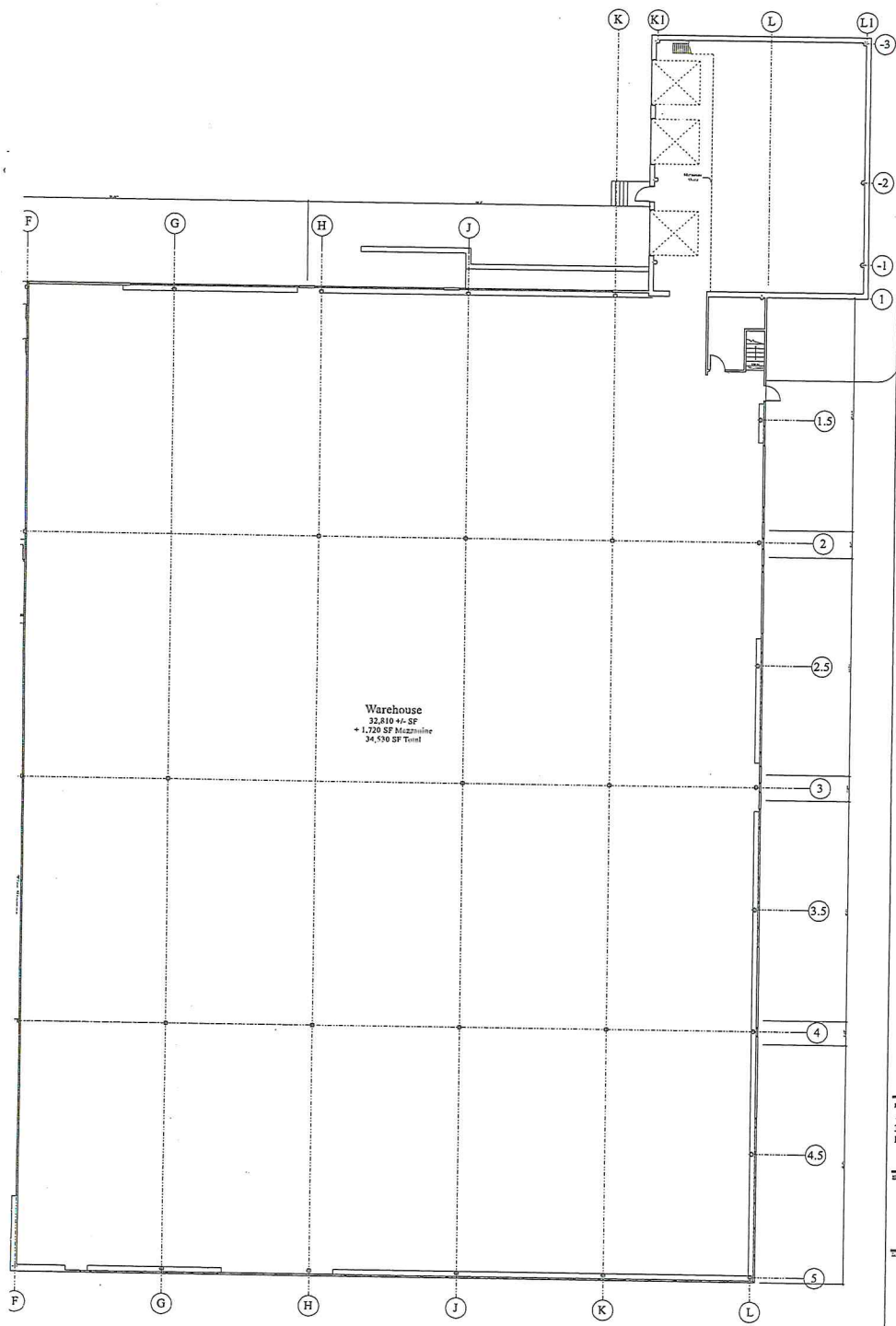


JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



36 Apple Ridge
Danbury, Connecticut

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

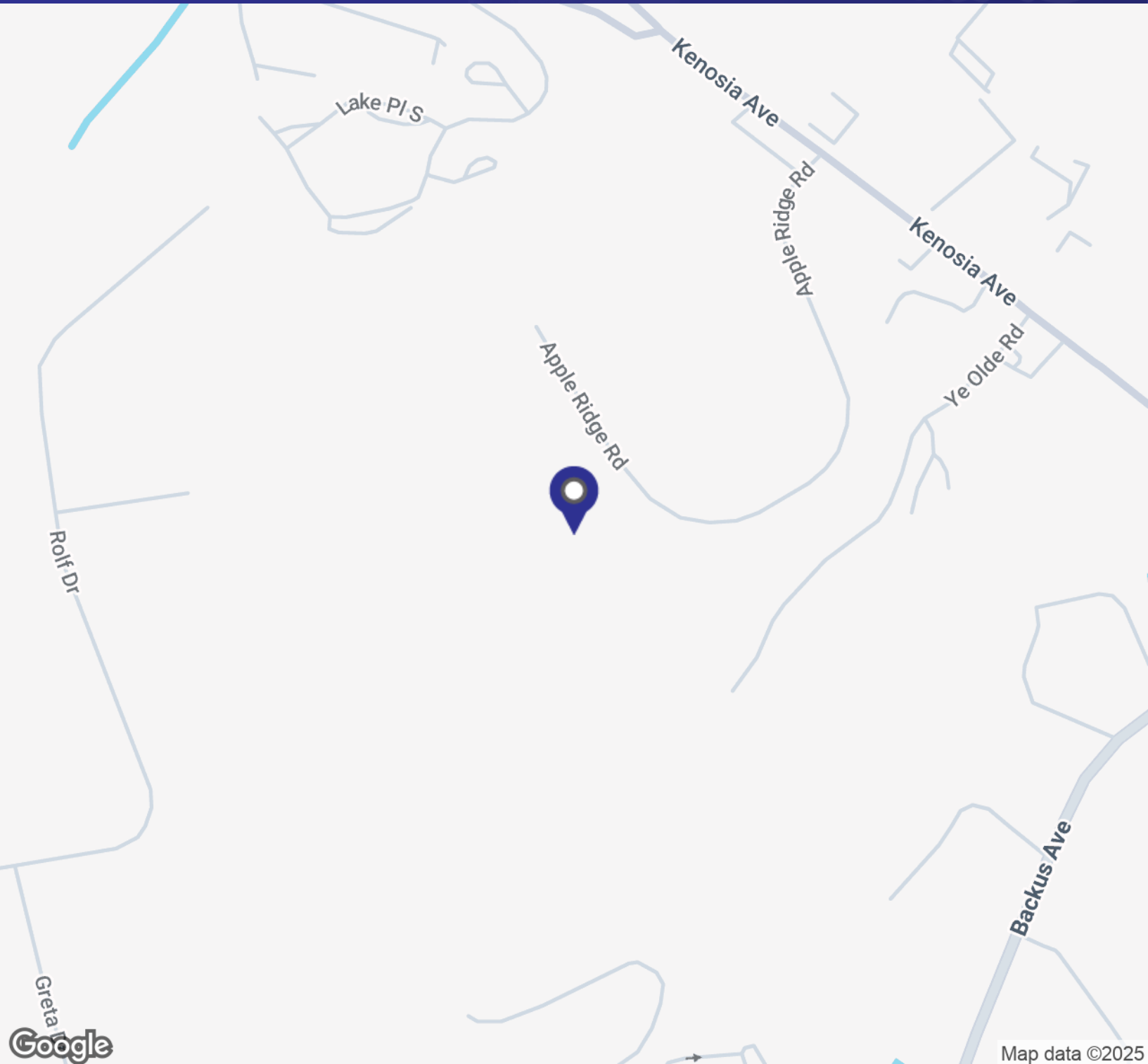
Proposed Warehouse Space

36 Apple Ridge
Danbury, Connecticut

Proposed
1st Floor Plan
Scale: 1/8" = 1'-0"
(40% N. Street View)

| | |
|---|----------------------|
| Architect | Nehring + Associates |
| Client | 36 Apple Ridge |
| Location | Danbury, Connecticut |
| Project No. | A-100 |
| © 2014 Nehring + Associates Architecture, LLC | |

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



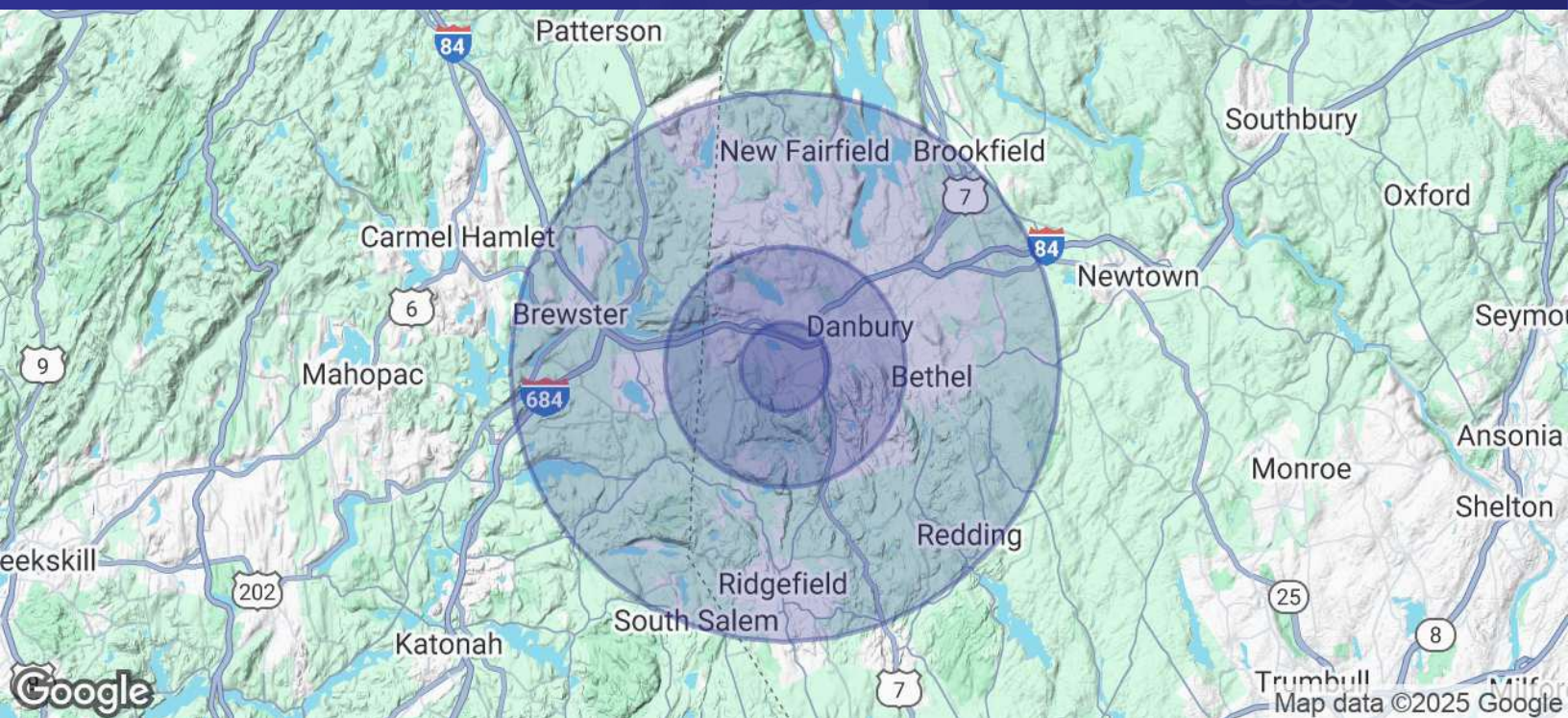
JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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



| 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



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com