

FOR LEASE // 30 GERMANTOWN ROAD, DANBURY CT



PROPERTY DESCRIPTION

Ideal for any warehouse, manufacturing and assembly use building has three loading docks and office space. Units are seperately metered for gas and electric. Convenient access to I-84.

PROPERTY HIGHLIGHTS

- Well maintained +/- 3.59 Acres
- 3 Common Loading Docks
- 11' Ceiling heights
- Gas Heat
- Fully Sprinklered
- Fully Alarmed
- 200 Amp, 3 Phase Power
- Two Baths
- 1,100 Sq. Ft. Office with A/C
- City water, sewer and Gas
- NNN +/- \$2.88

OFFERING SUMMARY

+/- 28,236 SF Option	\$7.95 SF/yr (NNN)
+/-19,500 SF Option	\$7.95 SF/yr (NNN)
+/- 8,736	\$7.95 SF/yr (NNN)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,530	29,191	47,819
Total Population	12,578	78,730	128,782
Average HH Income	\$70,225	\$74,432	\$85,649



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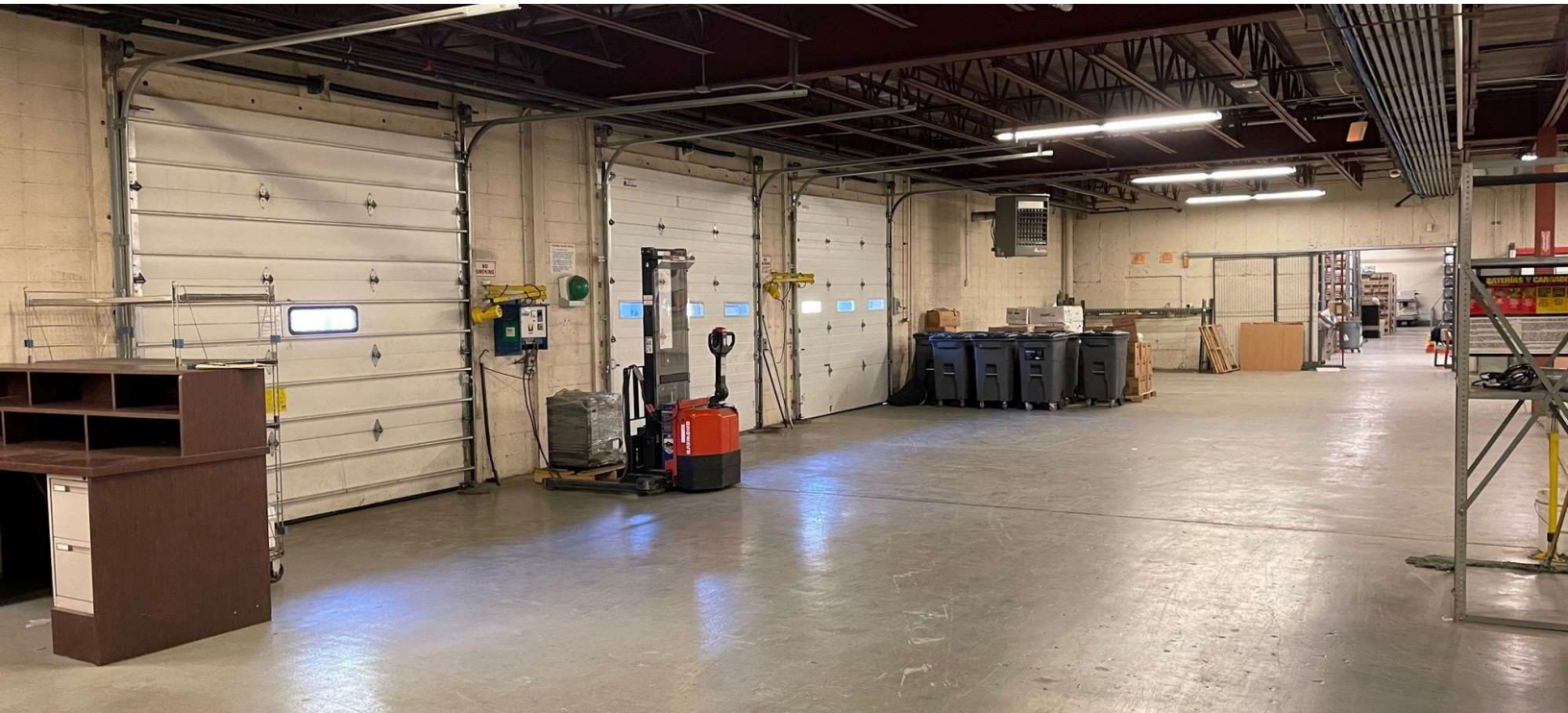
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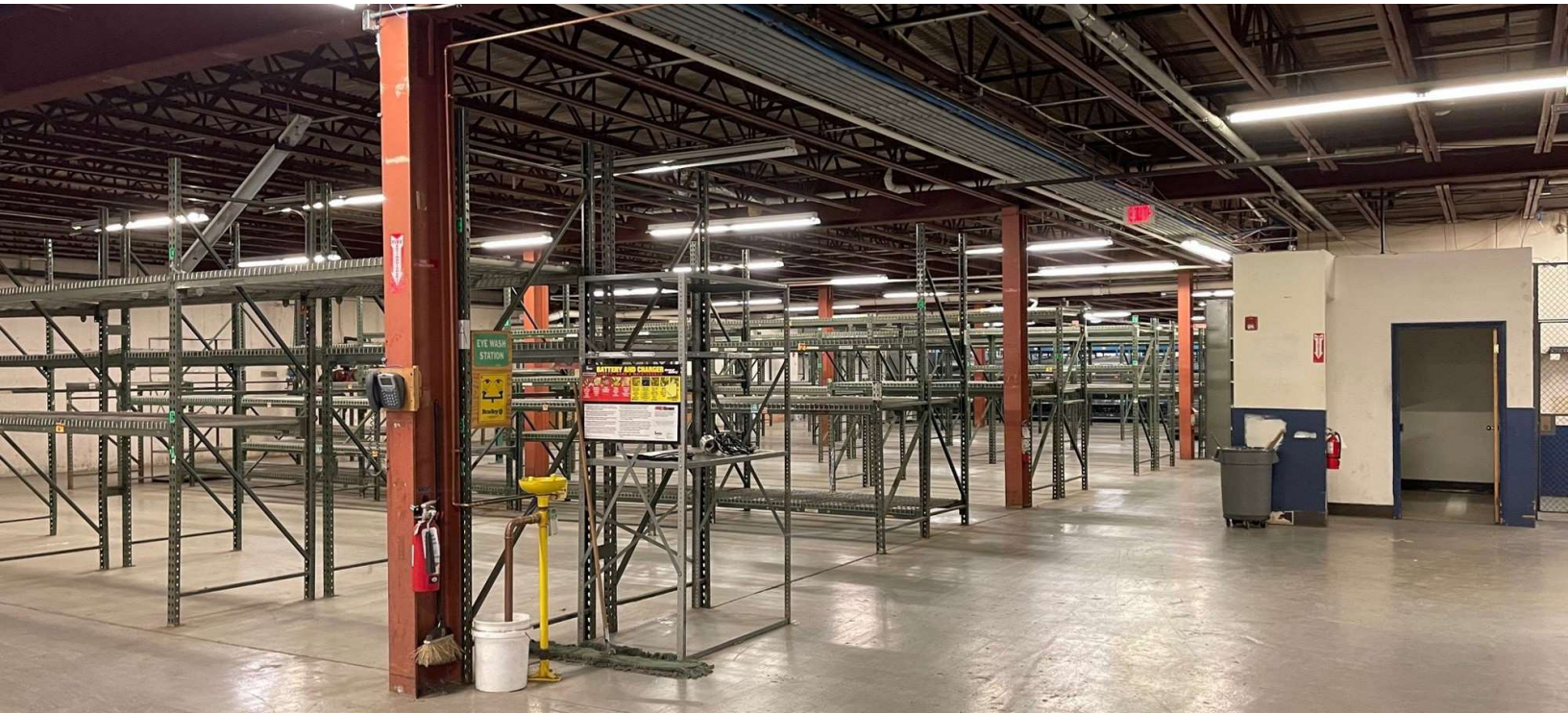
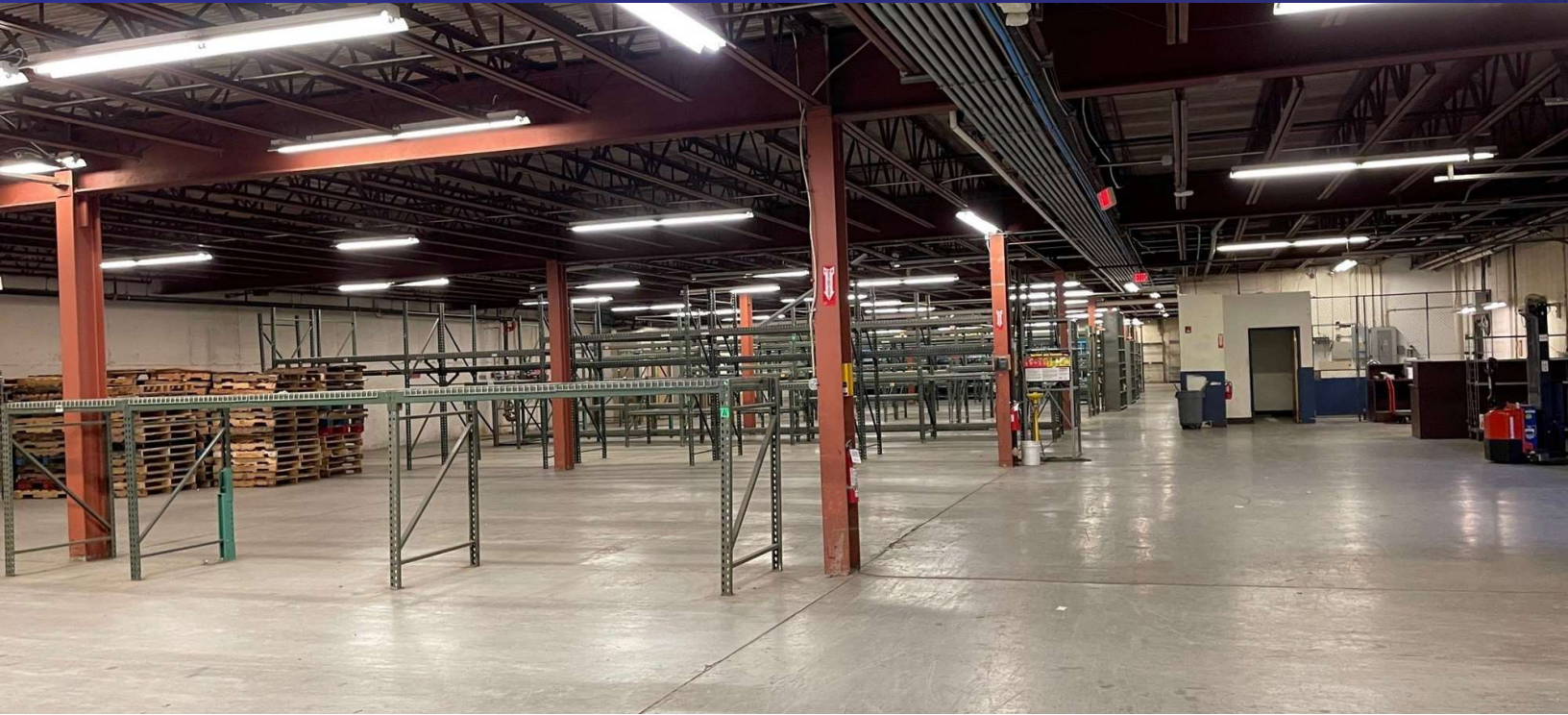
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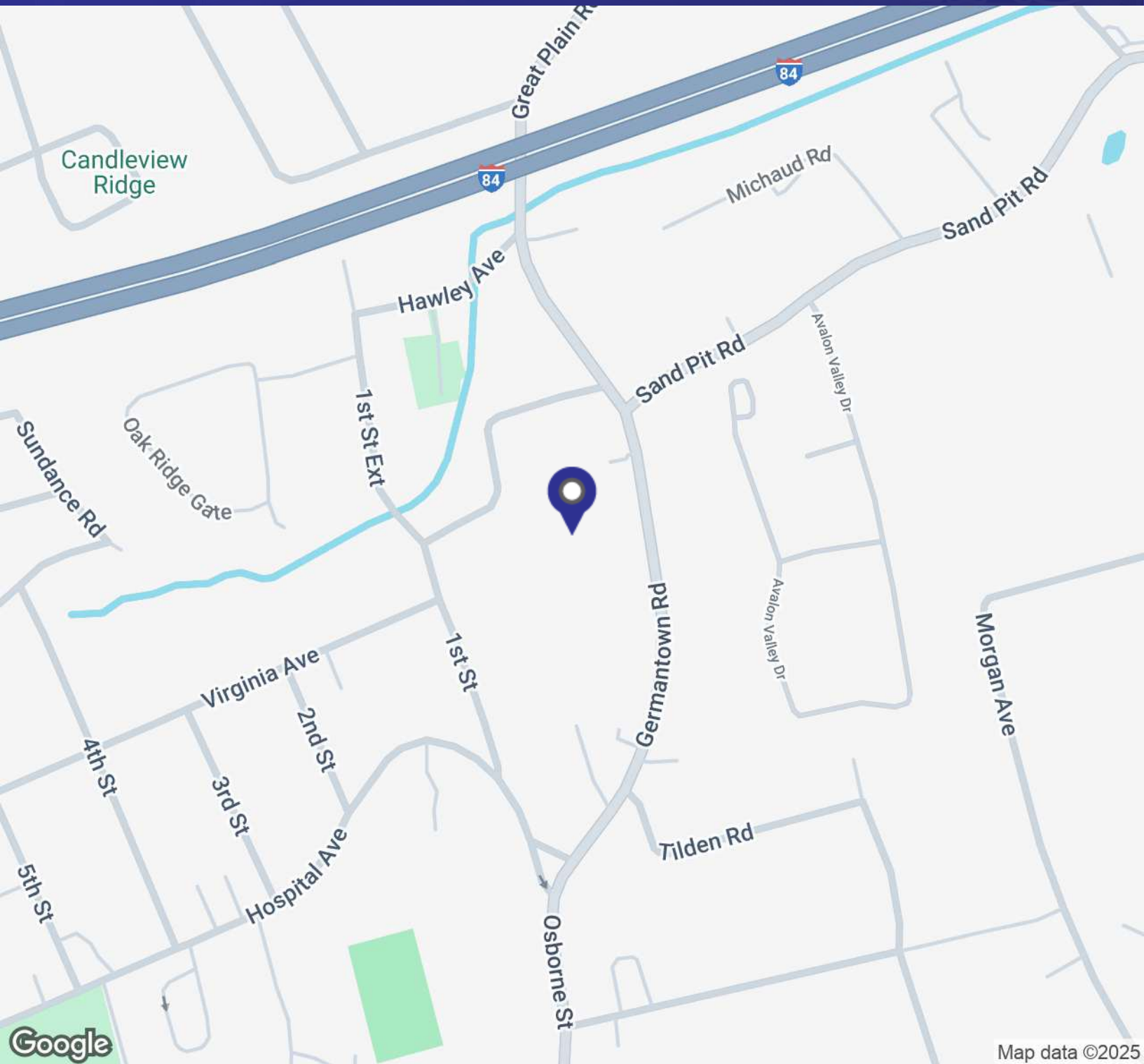
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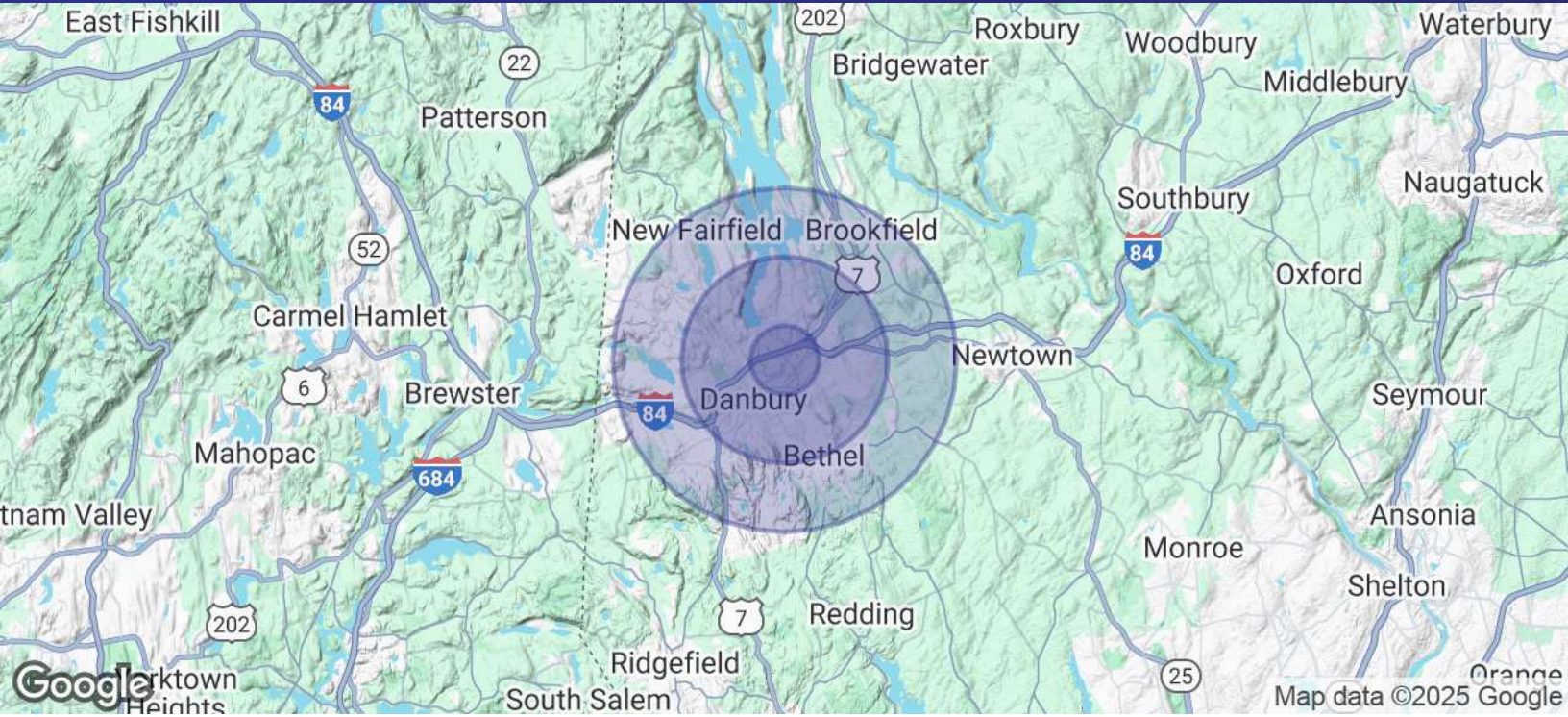
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,578	78,730	128,782
Average Age	33.5	36.0	37.6
Average Age (Male)	32.7	35.4	36.6
Average Age (Female)	34.1	36.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,530	29,191	47,819
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$70,225	\$74,432	\$85,649
Average House Value	\$317,408	\$346,557	\$385,481

* Demographic data derived from 2020 ACS - US Census



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