

FOR SALE OR LEASE // 458 DANBURY RD, UNIT 8A, NEW MILFORD, CT



PROPERTY DESCRIPTION

This 3,000 SF unit is located at Maplewood Industrial Park in Southern New Milford! Space is currently used as a woodworking shop. The space features 24' ceilings, a 14' drive-in door, full AC, propane heat, 200-amp 3-phase power, air lines, and a compressor. Ideal for a variety of industrial uses, including auto repair, storage, distribution, manufacturing, light assembly, laboratory, or office use. Both lease and sale options are available.

OFFERING SUMMARY

Sale Price:	\$475,000
Lease Rate:	\$3,700/month + utilities
Available SF:	3,000 SF

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 - B2 (commercial/industrial)
- 24' ceilings
- 14' drive in door
- 200 AMP, 3 phase power.
- 14' x 14' Office
- ½ bath
- LED lighting
- Propane heat and Full AC
- Includes Compressor
- Slop sink
- Equipment available for additional
- Taxes: \$5,593.20/year
- Common Charges: \$225/month

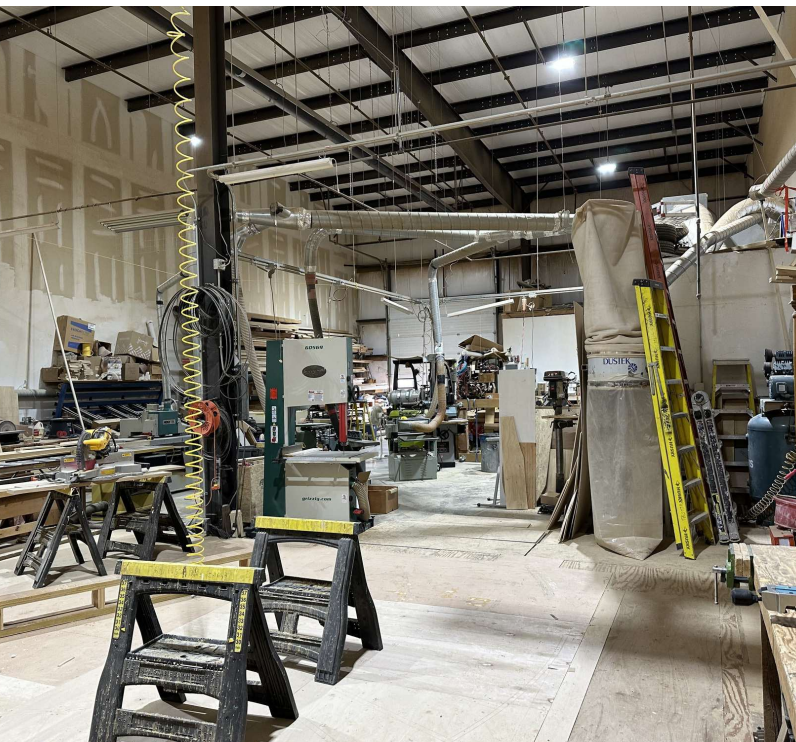


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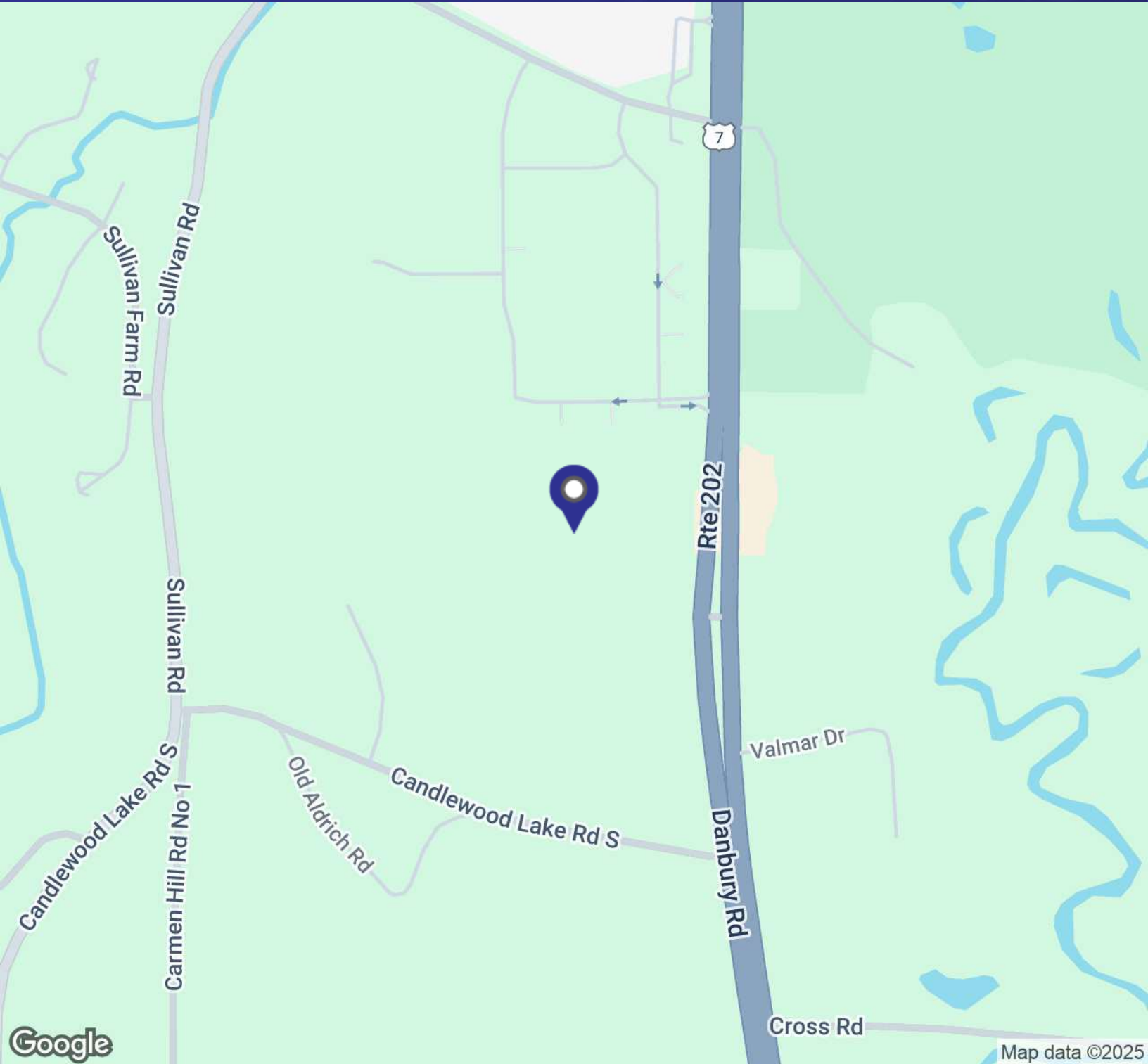


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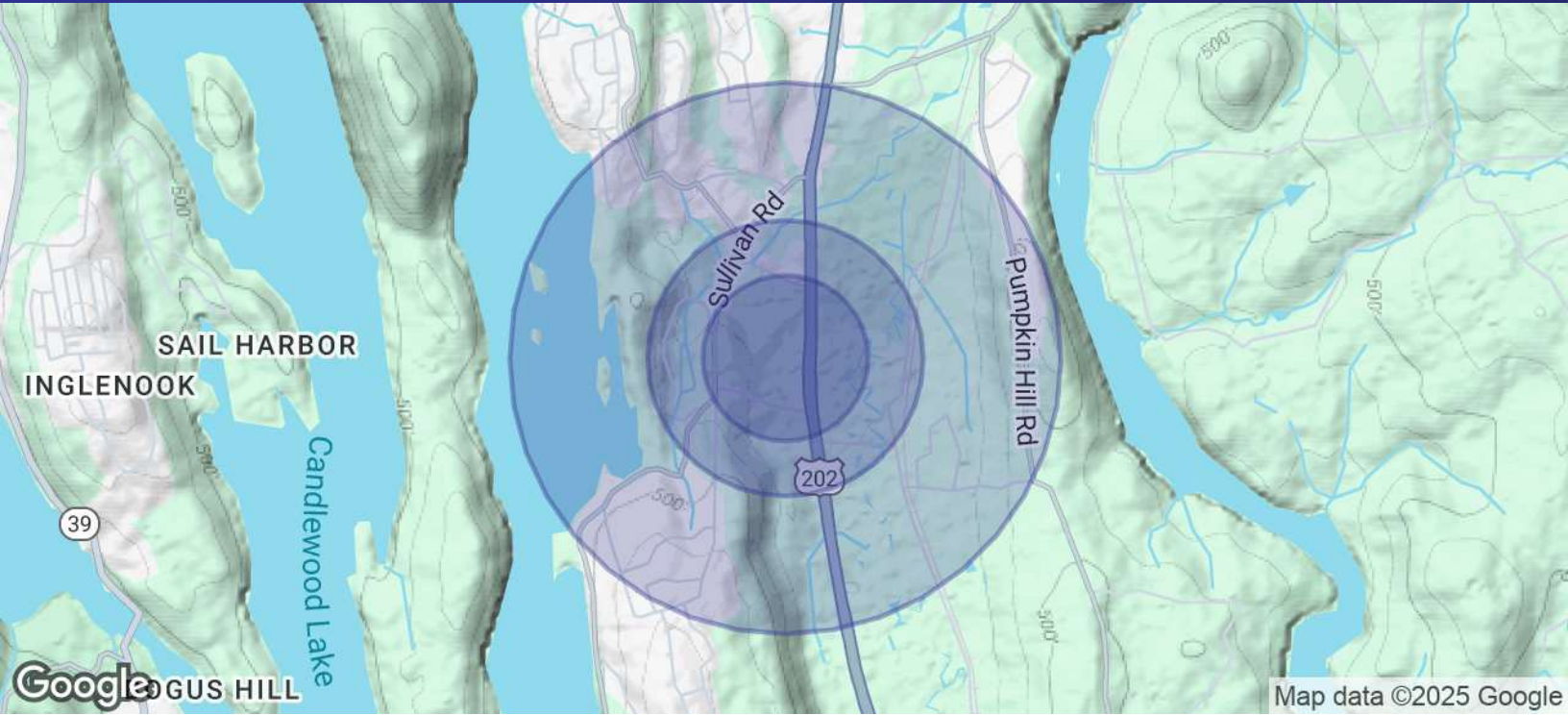
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	171	562	1,878
Average Age	45	45	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	45

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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